

TITLE XV: LAND USAGE

Chapter

150.MANUFACTURED HOMES

151.SUBDIVISION REGULATIONS

152.ZONING CODE

153.FLOODPLAIN MANAGEMENT

Section

Time of Sale Inspection
CHAPTER 150: MANUFACTURED HOMES

- 150.01 Purpose and relationship to other codes
- 150.02 Definitions
- 150.03 Evaluation report required
- 150.04 Exceptions
- 150.05 Evaluator license required
- 150.06 City employees
- 150.07 Standards for denying or revoking an evaluator license
- 150.08 Forms
- 150.09 Duties of evaluators
- 150.10 Correction of hazards
- 150.11 Violations
- 150.12 Warranty limitations

TIME OF SALE INSPECTION

§ 150.01 PURPOSE AND RELATIONSHIP TO OTHER CODES.

The purpose of this subchapter is to enhance the supply of safe, sanitary, and adequate manufactured homes and to prevent the deterioration of the existing stock of manufactured homes in the city, thereby protecting the general health, safety, and welfare. This subchapter mandates inspections and repairs when manufactured homes are transferred as described herein. An owner who continues to own and occupy a home is not obligated under this subchapter to make any repairs, but this provision shall not be deemed to exempt any owner or occupant from the requirements of any other health, safety, or nuisance law, rule, or regulation which may apply to the home.
(Ord. 2003-173, passed 6-2-2003)

§ 150.02 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Morristown - Land Usage

CITY. City of Morristown, or the City Administrator or designee.

EVALUATION REPORT. A written report prepared and signed by a person licensed as a time-of-sale housing evaluator on a form in compliance with § 150.03.

HARDSHIP. Inability of seller to make required repairs, including, but not limited to, economic circumstances, illness, death, weather, or acts of God.

HAZARD and HAZARDOUS CONDITION. The conditions described in § 150.10. The terms describe only conditions which are required by this subchapter to be corrected, and not all potentially dangerous or substandard conditions which may exist in a manufactured home.

MANUFACTURED HOME. A single-family detached manufactured home unit which is designed, constructed, and equipped for year-round use as a residential structure, constructed at a factory or assembly plant and drawn to the site on attached undercarriage and wheels, and having no foundation other than wheels, blocks, jacks, or skirting. **MANUFACTURED HOME** does not include recreational vehicle, nor does it include prefabricated or modular structures which meet or exceed the requirements of the Uniform Building Code.

OWNER'S AGENT. A person who acts for, or has the power or authority to act for, the owner of a manufactured home.

SALE. The transfer of title or possession of a manufactured home whether or not absolute title is transferred, but not including the rental of a home for residential use. (Ord. 2003-173, passed 6-2-2003)

§ 150.03 EVALUATION REPORT REQUIRED.

(A) Except as set forth in this subchapter, after 9-30-2003, no manufactured home located within a R-M Residential-Mobile Home District, as defined in Chapter 152, may be voluntarily offered for sale or conveyed, whether by delivery of title or by contract for delivery of title, or moved into such a district until the owner or owner's agent has first applied for and secured an evaluation report prepared by an evaluator licensed under this subchapter.

(B) If the structure is in compliance with requirements of this subchapter, the evaluation report shall state that it has been inspected and is in conformance with this subchapter. An evaluation report is valid for 1 year from the date of its issuance.

(C) No person shall offer for sale by exhibiting or showing a manufactured home within the city without first having obtained an evaluator's report and an inspection as described in this subchapter. The evaluation report shall be conspicuously displayed for inspection at the premises at any time that the manufactured home is being shown for sale, and a copy shall be provided to the buyer before entering into an agreement for the sale of the manufactured home, whether orally or in writing.

(D) No manufactured home park owner or manager shall enter into a lot lease with a tenant for a manufactured home for which an evaluation is required under this subchapter until a copy of the evaluation required by this subchapter is presented to the owner or manager.
(Ord. 2003-173, passed 6-2-2003) Penalty, see § 10.99

§ 150.04 EXCEPTIONS.

The provisions of this subchapter do not apply to:

- (A) Any newly constructed manufactured home for a period of 3 years after title is transferred to the first residential occupant;
- (B) The sale or other transfer of title of any manufactured home to a public body;
- (C) The sale or transfer of title of any manufactured home for the purpose of demolition;
- (D) The sale or conveyance of any manufactured home by a sheriff or other public or court officer in the performance of their official duties. This exemption does not apply, however, to the sale of a manufactured home by a person appointed by a probate court;
- (E) The sale or transfer of title to a licensed dealer; and/or
- (F) A manufactured home being moved to the city which was subject to inspection in another jurisdiction which required inspections commensurate with the requirements of this subchapter; provided that, prior to occupancy of the home, a current, valid report from the other jurisdiction is submitted to the city, is determined by the city to be in substantial conformance with this subchapter, and no hazard exists in the home.
(Ord. 2003-173, passed 6-2-2003)

§ 150.05 EVALUATOR LICENSE REQUIRED.

- (A) No person shall complete an evaluation report on the form prescribed in this subchapter without first having received an evaluator license from the city, as provided in this subchapter.
- (B) Any person desiring a license to conduct an evaluation report shall make written application to the city on a form prepared by the city.
- (C) The application form shall be accompanied by a non-refundable evaluator license fee.
- (D) The city will license evaluators who have passed certification of competency tests in the cities of Minneapolis, St. Paul, or Bloomington, or in another state or local jurisdiction, provided that the applicant establishes to the satisfaction of the city that the competency standard of the jurisdiction is equal to or higher than the listed jurisdictions.

(E) All licenses under this subchapter shall terminate on December 31 of each year. (Ord. 2003-173, passed 6-2-2003)

§ 150.06 CITY EMPLOYEES.

(A) The city may perform evaluations using qualified employees who meet the license requirements. Evaluations performed by city employees shall only be through an agreement between the owner or owner's agent and the city. Fees for evaluations conducted by the city shall be established by resolution.

(B) City employees shall be subject to the duties in § 150.09, except requirements (A)(4) and (B)(3). (Ord. 2003-173, passed 6-2-2003)

§ 150.07 STANDARDS FOR DENYING OR REVOKING AN EVALUATOR LICENSE.

(A) *Generally.* Evaluator licenses shall be granted or denied by the city in accordance with guidelines adopted by the City Council.

(B) *Specifically.*

(1) *Denial of license.* The city shall deny an evaluator license if the applicant:

(a) Is not of good moral character and repute;

(b) Has been convicted of any crime directly related to the licensed occupation, pursuant to M.S. § 364.03, Subsection 2, as it may be amended from time to time, and has not shown competent evidence of sufficient rehabilitation and present fitness to perform the duties and responsibilities of the licensed occupation, pursuant to M.S. § 364.03, Subsection 3, as it may be amended from time to time;

(c) Has falsified any information or omitted material information in the license application form required by the city;

(d) Fails to provide satisfactory proof of insurance insuring the applicant/evaluator and the city; and/or

(e) Fails to pay the required fees.

(2) *Revocation, suspension, and refusal to renew.* The City Council may revoke, suspend, or refuse to renew an evaluator license if the license holder:

(a) Has been convicted of any crime directly related to the licensed occupation, pursuant to M.S. § 364.03, Subsection 2, as it may be amended from time to time, and has not shown competent evidence of sufficient rehabilitation and present fitness to perform the duties and responsibilities of the licensed occupation, pursuant to M.S. § 364.03, Subsection 3, as it may be amended from time to time;

(b) Has falsified any information or omitted material information in the license application form required by the city;

(c) Has been the subject of substantiated complaints from residents using the applicant's inspection services;

(d) Has demonstrated incompetency or inefficiency in conducting inspections;

(e) Fails to provide satisfactory proof of insurance insuring the applicant/evaluator and the city;

(f) Allows required insurance to lapse;

(g) Has allowed the evaluator's certification to be used by another person;

(h) Violates any of the provisions of this subchapter or any conditions provided for in the license issued pursuant to this subchapter; and/or

(I) Fails to pay the required fees or fails to promptly file any disclosure report.

(3) *Notice and hearing.* Revocation or suspension of a license, or denial of a renewal application, by the City Council shall be preceded by written notice to the licensee and a hearing. The notice shall give at least 8-days notice of the time and place of the hearing and shall state the reasons for the proposed action. The notice shall be mailed to the licensee at the most recent address listed on the license application.

(Ord. 2003-173, passed 6-2-2003)

§ 150.08 FORMS.

The city shall prepare or authorize use of forms as it deems appropriate to constitute a disclosure under this subchapter. The forms shall provide information concerning City of Morristown housing standards, major structural defects, and hazards to health, safety, and property.

(Ord. 2003-173, passed 6-2-2003)

§ 150.09 DUTIES OF EVALUATORS.

(A) Each evaluator shall comply with the following:

(1) Maintain a current license from the city;

(2) Conduct an inspection of the property being offered for sale and conduct all evaluations within program guidelines;

Morristown - Land Usage

(3) Meet required continuing education requirements established by the city;

(4) (a) Provide a certificate of insurance showing proof of the following insurance coverage:

1. General liability insurance of not less than \$250,000 per claim and \$500,000 per year; and

2. Professional errors and omissions insurance of not less than \$250,000 per claim and \$500,000 per year aggregate.

(b) The insurance may include a deductible not exceeding \$5,000. The insurance shall list the City of Morristown as an additional insured and shall cover any and all liability resulting from the performance of the duties as a licensed housing evaluator.

(5) Keep the city apprised of his or her current mailing address and telephone number; and

(6) Agree to a code of ethics in performance of evaluation duties.

(B) Each evaluator shall comply with the following procedure for preparing and filing reports.

(1) The evaluation report shall be either typewritten or legibly printed in ink on forms furnished by the city. The report shall indicate whether the condition meets City of Morristown housing standards, is below City of Morristown housing standards, or is deemed to be hazardous at the time and date of the evaluation.

(2) The evaluator shall submit the original evaluation report to the seller. A duplicate shall be filed with the city within 10 calendar days after the evaluation has been made.

(3) A filing fee, as set by resolution, shall be required with each evaluation report filed with the city.
(Ord. 2003-173, passed 6-2-2003)

§ 150.10 CORRECTION OF HAZARDS.

(A) The following items are hazards which must be corrected as required by this subchapter:

(1) Heating systems that are unsafe due to burned out or rusted heat exchangers; burned out, rusted, or plugged flues; no vent; connection with unsafe gas supplies; or incapacity to adequately heat the living space;

(2) Water heaters that are unsafe due to burned out or rusted heat exchangers; burned out, rusted, or plugged flues; no vent; connection with unsafe gas supplies; or lack of temperature and pressure relief valves;

(3) Electrical systems that are unsafe due to dangerous overloading; damaged or deteriorated equipment; improperly tapped or spliced wiring; exposed uninsulated wires; temporary distribution systems; or ungrounded systems;

(4) Plumbing systems that are unsanitary due to leaking waste systems, fixtures, or traps; lack of an operating toilet; lack of dishwashing and bathing facilities; cross-connection of municipal water supply with fixtures or sewage lines; or the lack of water;

(5) Structural systems, including walls, chimneys, ceilings, roofs, foundations, floor systems, or decks which are not capable of carrying imposed loads;

(6) Exterior roofs, walls, chimneys, and foundations that are not weather tight and watertight to the extent that it creates an immediate hazard;

(7) Abandoned fuel tanks;

(8) Refuse, garbage, human waste, decaying vermin or other dead animals, animal waste, vermin infestation, or other materials rendering residential building and structures unsanitary for human occupancy; and

(9) Lack of properly located operational smoke detectors.

(B) No re-occupancy of any vacant manufactured home shall be permitted if a hazard exists.

(C) When correcting hazards, the owner shall obtain all necessary permits from the city and the premises shall be subject to city inspection prior to occupancy of the manufactured home.

(D) If, due to hardship, the owner cannot undertake corrective action, a buyer may elect to correct hazards identified in the evaluator's report. A buyer intending to correct hazards must have written consent from the city. The written consent may be subject to terms and conditions, including:

(1) A signed agreement from the buyer accepting responsibility for correction of the hazardous items;

(2) Reasonable completion dates;

(3) Evidence of financial ability to perform the corrections;

(4) When the buyer may occupy the manufactured home; and

(5) That home shall be posted by the city as uninhabitable until the corrections are completed.

(E) An owner who disputes the report of an evaluator may present evidence supporting the owner's position to the city for review. The burden is on the homeowner to show clear evidence that the report is incorrect.

(F) All inspections shall be governed by the Manufactured Home Building Code, as defined in M.S. § 327.31, as it may be amended from time to time.
(Ord. 2003-173, passed 6-2-2003) Penalty, see § 10.99

§ 150.11 VIOLATIONS.

(A) The failure of any owner, agent of an owner, or buyer to comply with the provisions of this subchapter or to comply with an order issued by the city pursuant to this code shall be a misdemeanor.

(B) The failure of any evaluator to comply with the licensing provisions of this subchapter shall be a misdemeanor.

(C) The city may enforce provisions of this subchapter by injunction or any other appropriate remedy in a court of competent jurisdiction.

(D) It is a misdemeanor to occupy a home which has been posted as uninhabitable, or to remove a notice posted by the city.
(Ord. 2003-173, passed 6-2-2003) Penalty, see § 10.99

§ 150.12 WARRANTY LIMITATIONS.

Except as otherwise stated in writing by the evaluator, nothing in the evaluator's report shall guarantee or warrant that a manufactured home meets all minimum maintenance, housing, and building standards.
(Ord. 2003-173, passed 6-2-2003)

Section

General Provisions
CHAPTER 151: SUBDIVISION REGULATIONS

- 151.001 Title
- 151.002 Policies
- 151.003 Purpose
- 151.004 Authority
- 151.005 Jurisdiction
- 151.006 Interpretation; conflict
- 151.007 Definitions

Administration

- 151.020 Zoning Board and Board of Adjustment
- 151.021 Jurisdiction
- 151.022 Exceptions
- 151.023 Issuance of permits
- 151.024 Variances

Subdivision Application; Procedure and Approval Process

- 151.035 Purpose
- 151.036 Classification of subdivision
- 151.037 Official submission date
- 151.038 Sketch plan
- 151.039 Minor subdivisions; application
- 151.040 Preliminary plat
- 151.041 Final plat
- 151.042 Soil tests
- 151.043 Appeals to City Council
- 151.044 Effect of subdivision control
- 151.045 Zoning
- 151.046 Restriction on filing and recording conveyances

Morristown - Land Usage***Assurance for Completion and Maintenance of Improvements***

- 151.060 Generally
- 151.061 Improvements may be partial
- 151.062 Financial guarantee
- 151.063 Inspection of improvements
- 151.064 Maintenance of improvements
- 151.065 Deferral or waiver of required improvements
- 151.066 Issuance of zoning permits

Design and Improvement Standards

- 151.080 General requirements
- 151.081 Land requirements
- 151.082 Site design standards
- 151.083 Easements
- 151.084 Open space and recreation
- 151.085 Adequate public facilities
- 151.086 Streets
- 151.087 Water supply
- 151.088 Sanitary sewers
- 151.089 Storm water management
- 151.090 Erosion and sediment control
- 151.091 Survey monuments

Off-Tract Improvements

- 151.105 Purpose
- 151.106 Definition and principles
- 151.107 Cost allocation
- 151.108 Escrow accounts

Documentation Requirements

- 151.120 Purpose
- 151.121 Requirements

Enforcement

- 151.135 Violations
- 151.136 Fees, charges, and expenses

GENERAL PROVISIONS

§ 151.001 TITLE.

This chapter shall be known and may be cited as the “Subdivision Ordinance of the City of Morristown.”
(Ord. 180, passed 11-1-2004)

§ 151.002 POLICIES.

(A) It is the policy of the City of Morristown to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the municipality pursuant to the official comprehensive plan of the municipality for the orderly, planned, efficient, and economical development of Morristown.

(B) Land to be subdivided shall be of the character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreational facilities, transportation facilities, and improvements. It shall also be the city’s policy that the cost of the improvements be placed against those benefitting from their construction.

(C) To provide for the orderly and equitable development of the municipality, all subdivisions hereafter shall, in all respects, fully comply with the regulations set forth herein which shall be interpreted as minimum requirements for the protection of the public health, safety, and general welfare.

(D) Land that has been subdivided prior to the effective date of these regulations should, whenever possible, be brought within the scope of these regulations to further the purposes of regulations identified in division (C) above.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.003 PURPOSE.

(A) *Generally.* These regulations are adopted for the following purposes.

(B) *Specifically.*

(1) To protect and provide for the public health, safety, and general welfare of the municipality;

(2) To guide the future growth and development of the municipality in accordance with the Morristown Land Use Plan;

Morristown - Land Usage

(3) To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;

(4) To protect the character and the social and economic stability of all parts of the municipality and to encourage the orderly and beneficial development of the community through appropriate growth management techniques assuring the timing and sequencing of development, promotion of infill development in existing neighborhoods and nonresidential areas with adequate public facilities, to assure proper urban form and open space separation of urban areas, to protect environmentally critical areas and areas premature for urban development;

(5) To protect and conserve the value of land throughout the municipality and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;

(6) To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities;

(7) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines;

(8) To establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land to encourage well planned, efficient, and attractive subdivisions by establishing adequate and impartial standards for design and construction;

(9) To ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision and that the community will be required to bear no more than its fair share of the cost of providing the facilities and services through requiring the developer to pay fees, furnish land, or establish mitigation to ensure that the development provides its fair share of capital facilities needs generated by the development;

(10) To prevent the pollution of air, assure the adequacy of drainage facilities, safeguard the water table, and encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land;

(11) To prevent the pollution of air, assure the adequacy of drainage facilities, safeguard the water table, and encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land;

(12) To preserve the natural beauty and topography of the municipality and to ensure appropriate development with regard to these natural features;

(13) To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of development as established in the zoning ordinance of the municipality;

(14) To ensure that land is subdivided only when subdivision is necessary to provide for uses of lands for which market demand exists and which are in the public interest; and

(15) To remedy the problems associated with inappropriately subdivided lands, including premature subdivision, excess subdivision, partial or incomplete subdivision, scattered and low-grade subdivision.

(Ord. 180, passed 11-1-2004)

§ 151.004 AUTHORITY.

The Zoning Board of the City of Morristown is vested with the authority to review applications for the subdivision of land, including sketch, preliminary, and final plats, and to make recommendations to the City Council for approval, approval with conditions, or denial of the applications. The City Council of Morristown is vested with the authority to approve, approve conditionally, or disapprove the submitted subdivision applications. The City Council may grant variances from these regulations pursuant to the provisions of § 151.024.

(Ord. 180, passed 11-1-2004)

§ 151.005 JURISDICTION.

(A) These regulations apply to all subdivision of land located within the corporate limits of the municipality or outside the corporate limits as provided by law.

(B) No land may be subdivided through the use of any legal description other than with reference to a plat approved by the City Council in accordance with these regulations.

(C) No zoning permit shall be issued for any parcel or plat of land created by subdivision after the effective date of, and not in substantial conformity with, the provisions of these subdivision regulations, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these regulations.

(D) No plat or any subdivision shall be entitled to be recorded in the Rice County Recorder's office or have any validity until the plat or subdivision has been prepared, approved, and acknowledged in the manner prescribed by this chapter.

(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.006 INTERPRETATION; CONFLICT.

(A) *Interpretation.* In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

(B) *Conflict.* Where the conditions imposed by any provisions of this chapter are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this chapter or of any other applicable law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern. (Ord. 180, passed 11-1-2004)

§ 151.007 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALLEY. A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

APPLICANT. The owner of land proposed to be subdivided or its representative who shall have express written authority to act on behalf of the owner and has executed an application form with the city. Consent shall be required from the legal owner of the premises.

ATTORNEY. The attorney employed by the city, unless otherwise stated.

BLOCK. An area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a natural waterway.

BOND. Any form of a surety bond in an amount and form satisfactory to the governing body. All bonds shall be approved by the governing body whenever a bond is required by these regulations.

BOULEVARD. The portion of the street right-of-way between the curb line and the property line.

BUILDING. Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind.

CAPITAL IMPROVEMENT. A public facility owned and operated by or on behalf of the local government.

CITY. The City of Morristown.

CITY CLERK/TREASURER. The person employed by the City of Morristown and who is hereby established as the Administrative Officer of this chapter.

CITY ENGINEER. A professional engineer working for the city, unless otherwise stated.

COMMON OWNERSHIP. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockbroker, partner, or associate, or a member of his or her family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

CONSTRUCTION PLAN. The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of this chapter or as conditions linked to approval of the plat.

CONTIGUOUS. Lots are contiguous when at least 1 boundary line of 1 lot touches a boundary line or lines of another lot.

COUNTY. Rice County, Minnesota.

COVENANTS. Protective or restrictive covenants are contracts made between private parties and constitute an agreement between these parties as to the manner in which land may be used, with a view to protecting and preserving the physical, social, and economic integrity of any given area.

DESIGN STANDARD. The specifications for the preparation of preliminary plans indicating minimums and maximums in the dimensions, magnitude, and capacity in the features as the layout of streets, lots, blocks, drainage, and required improvements.

DEVELOPER. The owner of land proposed to be subdivided or its representative who is responsible for any undertaking that requires review and/or approval under these regulations.

DEVELOPMENT. The act of building structures and installing site improvements.

DEVELOPMENT AGREEMENT. Agreement between the City Council and developer through which the City Council may agree to vest development use or intensity or refrain from interfering with subsequent phases of development through new legislation, in exchange for agreement to construct any and all improvements to existing city standards, or a higher standard in some cases, abide by all conditions specified by the City Council, perform all required tasks within the established time frame, warranty all improvements, and provide security in an amount acceptable to the city to ensure performance of the agreement and all warranties. The agreement shall be recorded at the same time or prior to the final plat.

EASEMENT. A grant by a property owner for the use of a strip of land by the public or any person for any specific purpose or purposes.

ESCROW. A deposit of cash with the local government or escrow agent to secure the promise to perform some act.

FRONTAGE. The width of a lot from property corner to corner that abuts a public street or way.

GRADE. The slope of a road, street, or other public way specified in percentage terms.

LAND USE PLAN. A plan prepared by the city, including a compilation of policy statement goals, standards, and maps indicating the general locations recommended for the various functional classes of land use, places, and structures, and for the general physical development of the city, including any unit or part of the plan separately adopted and any amendment to the plan or parts thereof.

LANDSCAPING. Acting with the purpose of meeting specific criteria regarding uses of outside space, including ground cover, buffers, and shade trees.

LOT. A portion of the subdivision intended for building development or for transfer of ownership.

LOT, BUTT. A lot at the end of a block, located between 2 corner lots.

LOT, CORNER. A lot bordered on at least 2 sides by streets.

LOT, DOUBLE FRONTAGE. Lots having a front line abutting on a street and a back line abutting another street.

LOT IMPROVEMENT. Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of the betterment. Certain proposed lot improvements shall be properly bonded for as provided in these regulations.

LOT OF RECORD. Any lot which is 1 unit of a plat heretofore duly approved and filed, or 1 unit of an auditor's subdivision or a registered land survey that has been recorded in the office of the County Recorder for Rice County, Minnesota, prior to the effective date of this chapter.

METES AND BOUNDS DESCRIPTION. A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property or delineating a fractional portion of a section, lot, or area by described lines or portions thereof.

NATURAL WATERWAY. A natural passageway in the surface of the earth so situated and having such a topographical nature that surface water flows through it from other areas before reaching a final ponding area. The term also includes all drainage structures placed in lieu of natural waterway in order to facilitate the continuity of the natural waterway.

ORDINANCE. Any legislative action, however denominated, of a local government that has the force of law, including any amendment or repeal of any ordinance.

OUTLOT. A lot remnant or parcel of land left over after platting, which is intended as open space or other future use, for which no zoning permit shall be issued.

OWNER. An individual, association, syndicate, partnership, corporation, trust, or any other legal entity holding an equitable or legal ownership interest in the land sought to be subdivided.

PARKS. Playgrounds, trails, parks, or open spaces within the city, owned, leased, or used, wholly or in part, by the city for park and recreational purposes or of which is designated by the City Council as a park.

PEDESTRIAN WAY. A public right-of-way or private easement across a block or within a block to provide access for pedestrians and which may be used for the installation of paths or trails.

PERCENTAGE OF GRADE. Along a centerline of a street, the change in vertical elevation in feet and tenths of a foot for each 100 feet of horizontal distance, expressed as a percentage.

PERSON. Any individual or group of individuals, or any corporation, limited liability company, general or limited partnership, or any other legal entity, joint venture, unincorporated association, or governmental or quasi-governmental entity.

PLANNED UNIT DEVELOPMENT (PUD). Land under unified control to be planned and developed as a whole in a single development operation, in a programmed series of development operations, or to address unique development concepts. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. The development is built according to general and detailed plans that include not only streets, utilities, lots, and building location, but also site plans for all building locations, how they are to be used and related to each other, and plans for other uses and improvements on the land as they relate to the buildings. The PUD concept may also be an appropriate development strategy for land containing unique features that would make it difficult to develop strictly under established city code.

PLAT, FINAL. A map of a subdivision, meeting all the requirements of the city and in the form as required by the county for purposes of recording.

PLAT, PRELIMINARY. The preliminary drawings described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Zoning Board and City Council for approval.

PRELIMINARY APPROVAL. The official action taken by a municipality on an application to create a subdivision that established the rights and obligations set forth in M.S. Ch. 462, as it may be amended from time to time, and the applicable subdivision regulation. In accordance with M.S. Ch. 462, as it may be amended from time to time, and unless otherwise specified in the applicable subdivision regulations, preliminary approval may be granted only following the review and approval of a preliminary plat of other map or drawing establishing without limitation the number, layout, and location of lots, tracts, blocks, and parcels to be created, location of streets, and lands to be dedicated for public use.

PROPERTY OWNERS ASSOCIATION. An association or organization, whether or not incorporated, which operates under and pursuant to recorded covenants or deed restrictions, through which each owner of a portion of a subdivision, be it a lot, parcel site, unit plot, condominium, or any other interest, is automatically a member as a condition of ownership and each such member is subject to a charge or assessment for a pro rated share of expense of the association which may become a lien against the lot, parcel, unit, condominium, or other interest of the member.

PROTECTIVE OR RESTRICTIVE COVENANTS. Contracts entered into between all owners and holders of mortgage constituting a restriction on the use of all private property within a subdivision for the benefit of the property owners, and providing mutual protection against undesirable aspects of development which would tend to impair the stability of property value and economic integrity of any given area.

PUBLIC HEARING. An adjudicatory proceeding held by the Zoning Board or City Council, preceded by published notice and actual notice to certain persons and at which certain persons, including the applicant, may call witnesses and introduce evidence for the purpose of demonstrating that plat approval should or should not be granted. The hearing may be combined with other adjudicatory or legislative hearings to address related issues such as a land use plan amendment, a zoning map or text amendment, or a variance.

PUBLIC IMPROVEMENT. Any drainage ditch, roadway, parkway, street, sanitary sewer, storm sewer, water system, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the city may ultimately assume ownership, responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

QUADRAMINIUMS. Single structures that contain 4 subdivided dwelling units all of which have individually separate entrances from the exterior of the structure.

REGISTERED LAND SURVEYOR. A land surveyor properly licensed and registered in the state.

RESUBDIVISION. Any change in a map of an approved or recorded subdivision plat that affects any street layout on the map or area reserved thereon for public use or any lot line, or that affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

RIGHT-OF-WAY. The land dedicated for public use as a street or way or private use such as a power line or railroad.

SERVICE AREA. The area for a particular category of public facilities within the jurisdiction of the local government and within which fees for capital improvements may be collected for new development occurring within such an area and within which fees so collected will be expended for those types of improvements for that category of public facility identified in the public facility improvements program. **SERVICE AREAS** may be subdivided into subareas for purposes of assuring that fees collected and expended therein reasonably benefit new development within the areas.

SETBACK. The distance between a building and the street line nearest to the building.

SKETCH PLAN. A sketch preparatory to the preliminary plat to enable the subdivider to save time and expense in reaching general agreement with the Zoning Board as to the form of the plat and the objectives of these regulations.

STREET. A public right-of-way or easement for vehicular traffic, whether designated as highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, drive, court, or otherwise designated.

STREET, ARTERIAL. A higher order, interregional road in the street hierarchy. Conveys traffic between centers. It should be excluded from residential areas.

STREET, CUL-DE-SAC. A street with a single means of ingress and egress and having a turnaround. Design of turnaround may vary. Cul-de-sacs shall be classified and designed according to anticipated daily traffic levels.

STREET, MARGINAL ACCESS (SERVICE ROAD). A service street that runs parallel to a higher order street and provides access to abutting properties and separation from through traffic. May be designed as residential access street or subcollector according to the anticipated daily traffic levels.

STREET, RESIDENTIAL ACCESS. The lowest order of residential streets. This type of street provides frontage for access to lots and carries traffic having destination or origin on the street itself. Designed to carry the least amount of traffic at the lowest speed.

STREET, RESIDENTIAL COLLECTOR. This street is the highest order of residential street. It conducts and distributes traffic between lower order residential streets to higher order streets (arterials). It carries the largest volume of traffic at higher speeds. It functions to promote free traffic flow; therefore; direct access to homes from this street should be restricted.

STREET, RESIDENTIAL SUBCOLLECTOR. This street is the middle order of residential street. It provides frontage for access to lots, and carries traffic of adjoining residential access streets. It is designed to carry somewhat higher traffic volumes with traffic limited to motorists having origin or destination within the immediate neighborhood.

STREET WIDTH. The shortest distance between the lines delineating the right-of-way of a street.

SUBDIVIDE. The act or process of creating a subdivision.

SUBDIVIDER. Any person who:

- (1) Having an interest in land causes it directly or indirectly, to be divided into a subdivision;
- (2) Directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel site, unit, or plat in a subdivision;

Morristown - Land Usage

(3) Engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision; and

(4) Is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

SUBDIVISION. The separation of an area, parcel, or tract of land under single ownership into 2 or more parcels, tracts, lots, or long-term leasehold interests where the creation of the leasehold interest necessitates the creation of streets, roads, or alleys, for residential, commercial, industrial, or the use of any combination thereof, except the following separations:

(1) Where all the resulting parcels, tracts, lots, or interests will be 20 acres or larger in size and 500 feet in width for residential uses and 5 acres or larger in size for commercial and industrial uses;

(2) Creating cemetery lots; or

(3) Resulting from court orders, of the adjustment of a lot line by the relocation of a common boundary.

SUBDIVISION, MAJOR. All subdivisions not classified as minor subdivisions.

SUBDIVISION, MINOR.

(1) Any subdivision containing 3 or fewer lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Land Use Plan, Official Map, zoning ordinance, or the regulations contained in this chapter.

(2) In addition, none of the parcels shall have been a part of a minor subdivision within the preceding 5 years.

SURVEYOR. A land surveyor registered under Minnesota state laws.

TOPOGRAPHIC MAP. A map showing the irregularities in elevation of land surface through the use of lines connecting points of equal elevation.

ZONING BOARD. The Zoning Board of the City of Morristown.

ZONING ORDINANCE. The zoning ordinance controlling the use of land as adopted by the city. (Ord. 180, passed 11-1-2004)

ADMINISTRATION

§ 151.020 ZONING BOARD AND BOARD OF ADJUSTMENT.

(A) A Zoning Board is hereby established pursuant to M.S. Ch. 462.354, Subd. 1, as it may be amended from time to time.

(B) A Board of Adjustment is hereby established pursuant to M.S. Ch. 462.354, Subd. 2, as it may be amended from time to time. The Board of Adjustment shall be the City Council.

(C) The City Council hereby appoints the Zoning Administrator as the administrative officer who is responsible for the tasks as assigned herein. In addition, the City Clerk/Treasurer shall be given the responsibility for ensuring orderly and expeditious processing of subdivision applications.
(Ord. 180, passed 11-1-2004)

§ 151.021 JURISDICTION.

Pursuant to M.S. Ch. 462.358, as it may be amended from time to time, approval of subdivision plats by resolution of the City Council is hereby required as a condition for the filing of the plats with the Rice County Recorder's office, as well as a condition for issuance of a permit for any development.
(Ord. 180, passed 11-1-2004)

§ 151.022 EXCEPTIONS.

The City Council, when acting upon applications for preliminary or minor subdivision approval, shall have the power to grant the exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval of this chapter.
(Ord. 180, passed 11-1-2004)

§ 151.023 ISSUANCE OF PERMITS.

No zoning permit shall be issued for the construction of a building, the enlargement, alteration, repair, demolition, or moving of any building or structure on any lot or parcel conveyed in violation of the provisions of this subchapter.
(Ord. 180, passed 11-1-2004)

§ 151.024 VARIANCES.

(A) *Hardship.* Where the Zoning Board finds that extraordinary hardships may result from strict compliance with these regulations, it may recommend to the Board of Adjustment that the regulations be varied so that substantial justice may be done and public interest secured; provided that the variations will not have the effect of violating the Land Use Plan or the regulations contained herein.

(B) *Conditions in granting variances and modifications.* The Board of Adjustment may require that conditions be placed on the granting of the variances which it deems necessary to or desirable for the public interest. In making its approval, the Board of Adjustment shall take into account the nature of the proposed use of the land and the existing use of the land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. A variance shall only be approved when the Board of Adjustment finds:

- (1) That there are special circumstances or highly unique conditions associated with the property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his or her land;
- (2) That the granting of the variance will not be detrimental to the public health, safety, and welfare, or injurious to other property in the territory in which the property is situated;
- (3) That the variance is to correct inequities resulting from an unusual physical hardship, such as topography;
- (4) Hardships relating to economic difficulties shall not be considered for the purpose of granting a variance;
- (5) That the hardship is not a result of an action or actions by an owner, applicant, or an agent thereof; and
- (6) That the granting of a variance will not increase the potential for damage from flood waters nor be in violation of any rules promulgated by FEMA that may apply to the area within the city limits of Morristown.

(C) *Procedures.*

- (1) Requests for a variance or appeal shall be filed with the City Clerk/Treasurer on an official application form. The application shall be accompanied by a fee, as established by the City Council. The application shall also be accompanied by 4 copies of detailed written and graphic materials, including 1 plan no larger than 11 inches by 17 inches necessary for the explanation of the request.
- (2) The review of the variance application shall be run concurrently with the preliminary plat application.

(3) Upon receiving the application, the City Clerk/Treasurer shall refer the application, along with all related information, to the Zoning Board for a report and recommendation to the Board of Adjustment.

(4) The Zoning Board shall consider the variance at its next regular meeting. The City Clerk/Treasurer shall refer the application, along with all related information, to the City Zoning Board for consideration and a report and recommendation to the Board of Adjustment.

(5) The city staff may submit a report on and recommendation for action regarding the variance application to the Zoning Board.

(6) The Zoning Board and City Clerk/Treasurer shall have the authority to request additional information from the applicant regarding the variance or to obtain expert reports of testimony at the expense of the applicant concerning the variance.

(7) The Zoning Board shall make a finding of fact and recommend the actions or conditions relating to the request as they deem necessary to carry out the intent and purpose of this chapter and submit this finding in the form of a report to the Board of Adjustment for their information prior to the variance application's public hearing date.

(8) The City Clerk/Treasurer shall set a date for a public hearing. Notice of the hearing shall be published in the official newspaper at least 10 days prior to the hearing and individual notices shall be mailed not less than 10 days nor more than 30 days prior to the hearing to all owners of property within 350 feet of the parcel included in the request. Failure of any property owner to receive the notice shall not invalidate any such proceedings as set forth within this chapter.

(9) The applicant or a representative thereof shall appear before the Board of Adjustment in order to answer questions concerning the proposed variance request.

(10) A copy of the Zoning Board's report shall be entered in and made a part of the written record of the public hearing.

(11) The Board of Adjustment shall make a recorded finding of fact and impose any condition it considers necessary to protect the public hearing, safety, and welfare of the city.

(12) The Board of Adjustment shall decide whether to approve or deny a request for a variance or an appeal within 30 days after the public hearing on the request.

(13) A variance of this chapter or grant of an appeal shall be by a simple majority vote of the full Board of Adjustment.
(Ord. 180, passed 11-1-2004)

SUBDIVISION APPLICATION; PROCEDURE AND APPROVAL PROCESS**§ 151.035 PURPOSE.**

The purpose of this subchapter is to establish the procedure for Zoning Board and City Council review and action on applications for subdivisions. The procedure is intended to provide orderly and expeditious processing of the applications.
(Ord. 180, passed 11-1-2004)

§ 151.036 CLASSIFICATION OF SUBDIVISION.

Before any land is subdivided, the owner of the property proposed to be subdivided, or his or her authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures, based upon whether the proposal is classified a minor subdivision or a major subdivision:

(A) Minor subdivision (see § 151.039(A) below):

- (1) Sketch plan; and
- (2) Final plat.

(B) Major subdivision (all other subdivision proposals):

- (1) Sketch plan;
- (2) Preliminary plat; and
- (3) Final plat.

(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.037 OFFICIAL SUBMISSION DATE.

For the purpose of meeting the statutory time lines, the date on which the applicant has submitted a complete application containing all information requirements of this chapter, has properly executed all required application forms and paid the required fees, and any additional requests of the City Clerk/Treasurer or Zoning Administrator, shall constitute the official submission date of the plat on which the statutory period required for formal approval, conditional approval, or disapproval shall commence to run.

(Ord. 180, passed 11-1-2004)

§ 151.038 SKETCH PLAN.

(A) In order to insure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other city code provisions or plans, and prior to the submission of a plat, all applicants shall submit a sketch plan to the City Clerk/Treasurer for review.

(B) Applicants seeking review of a sketch plan shall submit the items stipulated in §§ 151.120 *et seq.* This submission requirement is needed for the developer, City Clerk/Treasurer, and other participants, as needed, to review and discuss the development proposal in its formative stages. The City Clerk/Treasurer shall determine whether the development proposal is a major or minor subdivision and shall provide the developer with a list of submission requirements for the appropriate development type as well as the expected process flow and timetable.

(C) The applicant shall not be bound by any sketch plan for which review is requested, nor shall any representatives of the city be bound by any such review.
(Ord. 180, passed 11-1-2004)

§ 151.039 MINOR SUBDIVISIONS; APPLICATION.

(A) *Minor subdivision defined:*

(1) In the case of a request to divide a portion of a lot where the division is to permit the adding of a parcel of land to an abutting lot so that no additional lots are created and both new lots conform to zoning ordinance lot size standards;

(2) In the case of a request to combine 2 existing platted lots;

(3) In the case of a request to divide no more than 2 lots from a larger tract of land thereby creating no more than 3 lots. To qualify, the parcel of land should not have been a part of a minor subdivision within the last 5 years;

(4) In the case of a request to divide a base lot, which is a part of a recorded plat upon which has been constructed a 2-family dwelling, townhouse, or quadraminium, where the division is to permit individual private ownership of a single dwelling unit within such a structure and the newly created property lines will not cause any of the unit lots or structure to be in violation of this chapter, the zoning ordinance, or the State Building Code; and

(5) Any other subdivisions that meet the definition contained in § 151.007.

(B) *Content and data requirements for minor subdivisions.*

(1) The requested minor division shall be prepared by a registered land surveyor in the form of a certificate of survey.

(2) The data and supportive information detailing the proposed subdivision is specified in §§ 151.120 *et seq.* Exceptions, stipulated in writing, may be granted by the City Clerk/Treasurer or Zoning Administrator.

(3) The minor subdivision shall conform to all design standards as stipulated in this chapter. Any proposed deviation from the standards requires the processing of a variance request. (Ord. 180, passed 11-1-2004)

§ 151.040 PRELIMINARY PLAT.

(A) The application shall:

(1) Be filed with the City Clerk/Treasurer at least 2 weeks prior to the next regularly scheduled meeting of the Zoning Board;

(2) The City Clerk/Treasurer shall notify an applicant within 10 days of the submission of the application whether there are any deficiencies in the information submitted as part of the application. If the notification is not made within the 10-day period, the subdivision application is officially accepted for review;

(3) Be made on forms available at the city offices accompanied by the required fee, as established by the City Council. The City Clerk/Treasurer shall deposit any money received as fees hereunder to the credit of the general fund of the City of Morristown. No money shall be refunded to the applicant. The fee is not intended to cover specialized engineering, planning, or site analysis reviews. Fees for additional technical services such as these will become the responsibility of the subdivider;

(4) An up-to-date certified abstract of title or registered property report showing title in the applicant's name, or an option to buy the property by the applicant as shown on the preliminary plat;

(5) The application shall include the items specified in §§ 151.120 *et seq.* which constitutes a checklist of items to be submitted for subdivision review; and

(6) Be accompanied by a minimum of 10 copies of the preliminary plat and 1 reduced copy of the plat no larger than 11 inches x 17 inches.

(B) The City Clerk/Treasurer shall submit 5 copies of the preliminary plat to the Zoning Board, and may, at their discretion, submit 1 copy to the City Engineer, 1 copy to the City Planner, and 1 copy to the City Attorney. The remaining copies shall be placed in the city's files.

(C) The City Clerk/Treasurer may instruct the appropriate staff to prepare technical reports and provide general assistance in preparing a recommendation on the action to the City Council. This may include the City Planner, the City Engineer, City Building Official, or the City Attorney, or others as deemed needed.

(D) Upon receipt of the completed application as outlined above, the Zoning Board shall set a public hearing for public review of the preliminary plat. The hearing shall be held within 60 days of the official submission date of the application. The applicant and/or his or her representative shall appear at the public hearing before the Zoning Board in order to answer questions concerning the proposal. Notice of the public hearing may consist of a legal property description, shall contain a description of the request, and shall be advertised in the official newspaper at least 10 days before the day of the hearing. Property owners within 350 feet of the proposed subdivision shall also be notified through the mail of the hearing. Failure of any property owner to receive the notice shall not invalidate the public hearing.

(E) No later than 30 days after the close of the public hearing described above, the Zoning Board shall submit the plat to the City Council with its own recommendations, including any conditions it recommends be placed upon the plat prior to approval. The City Council may approve, approve with conditions, or disapprove the plat by a majority vote of its members regardless of the recommendations made by the Zoning Board. If the Zoning Board has not acted upon the preliminary plat within 30 days following the close of the public hearing on such and in compliance with this chapter, the Council may act on the preliminary plat without the Zoning Board's recommendation, and may approve, approve with conditions, or disapprove the plat by a majority vote of its members after the required public hearing.

(F) The City Council shall take final action within 120 days of the application's official submission date. The subdivision application shall be preliminarily approved or denied by the City Council. If the City Council fails to approve or disapprove the preliminary plat in this review period, the application shall be deemed preliminarily approved.

(G) At any time during this process, either the applicant or the city may request an extension of the imposed time limits. Both the applicant and the city must agree to the time extension and must execute a time extension form that will become a part of the subdivision file.

(H) If the City Council requires changes to the preliminary plat, and if the changes are determined to be minor changes in the opinion of the City Council, then the changes may be noted on the plat and approved as such.

(I) If the changes to be made are major changes in the opinion of the City Council, then a new preliminary plat must be prepared and resubmitted, along with the payment of new fees, based upon the procedures and time lines established in this section.

(J) No preliminary plats shall be approved unless the applicant proves by clear and convincing evidence that:

(1) The application for a preliminary plat is not premature and conforms to the Morristown Comprehensive Plan;

(2) The uses in the subdivision will be connected to and served by public utilities for the provision of water supply and sewage collection and treatment facilities;

(3) The subdivider has the financial ability to complete the proposed subdivision in accordance with all applicable laws and regulations;

(4) The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking urban services between developed parcels; and

(5) The subdivider has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.

(K) The Zoning Board may recommend and the City Council may require the changes or revisions as deemed necessary for the health, safety, general welfare, and convenience of the city. The approval of a preliminary plat by the Zoning Board and the City Council is tentative only, involving merely the general acceptability of the layout submitted. Subsequent approval will be required of the proposals pertaining to water supply, storm drainage, sewage and sewage disposal, gas and electric service, grading, gradients and roadway widths, and the surfacing of streets.

(L) If the preliminary plat is approved, the approval shall not constitute final acceptance of the layout. Subsequent approval will be required of the engineering proposals and other features and requirements as specified by this chapter to be indicated on the final plat. The City Council may impose the conditions and restrictions as it deems appropriate or require the revisions or modifications in the preliminary plat or final plat as it deems necessary to protect the health, safety, comfort, general welfare, and convenience of the city.

(M) If the preliminary plat is not approved by the City Council, the reasons for the action shall be recorded in the proceedings of the Council and shall be transmitted to the applicant.

(N) Any resubmission of a plat application that has been denied by the City Council shall be prohibited for 1 year following denial unless the City Council votes to allow the resubmission either unanimously or by super majority.

(Ord. 180, passed 11-1-2004)

§ 151.041 FINAL PLAT.

(A) After approval of the preliminary plat, the applicant shall prepare and submit a final plat to the city for study and recommendation. This plat must be submitted within 1 year from approval of the preliminary plat, or as specified in an approved development agreement. If the final plat is not submitted within this time period and the applicant has not requested a time extension, the approved preliminary plat becomes null and void within 1 year of its approval date.

(B) In some development proposals, the city may agree to review the preliminary and final plats simultaneously.

(C) The procedure for filing the final plat is that which is established for submission of the preliminary plat under this subchapter, except as specified below. Ten copies of the final plat shall be

provided to the city by the applicant, and 1 reduced copy no larger than 11 inches by 17 inches. All final plats shall comply with the provisions of Minnesota Statutes and the requirements of this chapter. An applicant shall submit with the final plat a current abstract of title or a registered property certificate, along with any unrecorded documents and an opinion of title.

(D) Upon receipt of a final plat, the City Clerk/Treasurer shall refer 1 copy each to the City Council, appropriate city staff, the County Surveyor, and to all applicable utility companies, and 1 copy with abstract of title or registered property certificates and opinion title to the City Attorney. The City Council may refer the final plat to the Zoning Board for recommendation if they feel the proposed final plat is substantially different from the approved preliminary plat. The Zoning Board shall submit a report thereon to the City Council within 30 days. The city staff receiving a copy of the final plat shall submit reports through the City Clerk/Treasurer to the City Council within 15 days of receiving the plat expressing their recommendation on the final plat. The County Surveyor shall review the final plat and notify the subdivider's surveyor or final plat preparer of corrections that are to be made to the final plat. Prior to approval of a final plat, the applicant shall have executed an agreement with the city controlling the installation of all required improvements. The agreement will require all improvements to comply with approved engineering standards and applicable regulations, and shall set forth the amount and form of security required by the city to insure proper installation and warranty of all improvements. Unless otherwise approved by the City Council, the security shall be in the form of an irrevocable letter of credit.

(E) The City Council, after receiving the final plat and any recommendations from the Zoning Board, shall either approve, approve with attached conditions, or disapprove the final plat within 60 days of receiving the final plat. This action taken by the City Council is dependent upon the final plat's conformance with the preliminary plat, as approved by the City Council. If the final plat is not approved, the reasons for the action shall be recorded in the official proceedings of the city and shall be transmitted to the applicant.

(F) At any time during this process, either the applicant or the city may request an extension of the imposed time limits. Both the applicant and the city must agree to the time extension and must execute a time extension form that will become a part of the subdivision file.

(G) The final plat, when approved, shall be submitted by the applicant to the Rice County Recorder for recording. A developer's agreement must be recorded prior to or simultaneously with the plat. The final plat must be recorded within 180 days from the date of approval or it will become null and void. If recording is not accomplished according to these procedures, the city may require another review of the proposed subdivision according to these regulations and state law. Prior to recording, the final plat must be signed by representatives of the city and the applicant must post all required security in a city approved manner. If a final plat is submitted for a portion of the area encompassed in the preliminary plat and it is recorded within 180 days from the date of approval, the remaining portion of the preliminary plat will remain valid for 2 years. That portion of a preliminary plat for which a final plat is not submitted and recorded or for which a time extension form has not been executed between the applicant and the city within this 2-year period, shall become null and void.

(H) Fees for final recording by the county shall be paid by the applicant. The applicant immediately upon recording shall furnish the City Clerk/Treasurer with a reproducible copy of the recorded plat, either chronoflex or its equivalent and 2 prints and an electronic version of the plat in a format the city requests. Failure to furnish the copies shall be grounds for a refusal to issue zoning permits for the lots within a plat.

(I) Any resubmission of a plat application which has been denied by the City Council shall be prohibited for 1 year following denial unless the City Council votes to allow the resubmission either unanimously or by super majority.

(Ord. 180, passed 11-1-2004)

§ 151.042 SOIL TESTS.

The City Council may require soil tests prior to the final approval of any plat. These soil tests shall consist of test holes to a depth necessary to determine the various types of soil to be encountered before reaching a stable base. The test holes when ordered by the City Council or Zoning Board, shall be drilled at the expense of the owner or developer and the information disclosed shall be furnished to the City Council together with a copy of the proposed plat showing the location of each test hole. The information required shall include a report as to the various types of soils encountered and their depths, the level of the ground water and a percolation test and may include additional information. The number of test holes to be drilled and their location on the property which is proposed to be platted will be as directed by the governing body or its authorized representative. In questionable cases, the owner shall be required to furnish a report from a recognized engineering laboratory as to the safety and practicality of the use of the area for building construction, including the feasibility for installation of sewage facilities.

(Ord. 180, passed 11-1-2004)

§ 151.043 APPEALS TO CITY COUNCIL.

The applicant for subdivision approval may appeal the disapproval of a plat by filing a notice of appeal with the City Council no later than 10 days after the date on which the plat was disapproved. The notice of appeal shall set forth in clear and concise fashion the basis for the appeal. The appeal shall be considered at the next regularly scheduled public meeting of the City Council, at which time it may affirm or reverse its decision of the disapproval only by a unanimous vote of the members present at the meeting. On appeal, the applicant shall be allowed to make a presentation to the City Council under the terms, conditions, and procedures as established by the City Council. The City Council shall render a decision affirming or reversing their earlier decision no later than 45 days after the date on which the notice of appeal is filed. If the City Council reverses its prior decision, the applicant may proceed to submit a preliminary or final plat as is appropriate under the conditions for approval agreed to by the City Council.

(Ord. 180, passed 11-1-2004)

§ 151.044 EFFECT OF SUBDIVISION CONTROL.

For 1 year following preliminary approval and for 2 years following final approval, unless the subdivider and the city agree otherwise, no amendment to a comprehensive plan or official control shall apply to or affect the use, development density, lot size, lot layout, or dedication or platting required or permitted by the approved application. Thereafter, pursuant to its regulations, the city may extend the period by agreement with the subdivider and subject to all applicable performance conditions and requirements, or it may require submission of a new application unless substantial physical activity and investment has occurred in reasonable reliance on the approved application and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. In connection with a subdivision involving planned and staged development, the city may by resolution or agreement, grant the rights referred to herein for the periods of time longer than 2 years it determines to be reasonable and appropriate.
(Ord. 180, passed 11-1-2004)

§ 151.045 ZONING.

Prior to the approval of the final plat, the applicant shall submit an application to rezone any or all plats of the area previously zoned incorrectly for the proposed use, in accordance with the provisions of Chapter 152.
(Ord. 180, passed 11-1-2004)

§ 151.046 RESTRICTION ON FILING AND RECORDING CONVEYANCES.

(A) *Generally.* No conveyance of land to which these regulations are applicable shall be filed or recorded if the land is described in the conveyance by metes and bounds or by reference to an unapproved registered land survey made after 4-21-1961 or to an unapproved plat made after the regulations become effective (Minnesota Statutes).

(B) *Registered land surveys.* All registered land surveys shall be filed subject to the same procedure as required for the filing of a preliminary plat for platting purposes. The standards and requirements set forth in these regulations shall apply to all registered land surveys. Unless the City Council approves an applicant's request to do so, a registered land survey shall not be used to divide a parcel of land into lots for the purpose of transfer or of ownership or building development, if any of these tracts do not have the required frontage on a dedicated public street.

(C) *Metes and bounds.*

(1) Conveyances by metes and bounds shall be prohibited where any lots or parcels involved are less than 5 acres in area or have a width of less than 300 feet at the building setback line.

(2) No zoning permit shall be issued for any structure on any parcel of land less than 5 acres in area or having a width of less than 300 feet on an improved public street, at a building setback line

Morristown - Land Usage

which is described by metes and bounds until a plat describing the parcel of land is filed with the Rice County Recorder's office and proof thereof is furnished to the city.

(3) When a conveyance by metes and bounds is made and the parcels involved are between 5 acres and 20 acres in size, a survey of the parcels involved shall be submitted to the City Clerk/Treasurer before any zoning permits will be issued for those parcels, and a copy of the survey should be attached to the deed when it is submitted to the Rice County Recorder's office for recording.

(D) *Exceptions.*

(1) The foregoing provisions do not apply to a conveyance if the land described (Minnesota Statutes):

(a) Was a separate parcel of record on 4-1-1945 or the date of adoption of subdivision regulations under Laws 1945, Chapter 287, whichever is later, or of the adoption of subdivision regulations pursuant to a home rule charter;

(b) Was the subject of a written agreement to convey entered into prior to such time;

(c) Was a separate parcel of not less than 2-1/2 acres in area and 150 feet in width on 1-1-1966;

(d) Was a separate parcel of not less than 5 acres in area and 300 feet in width on 7-1-1980;

(e) Is a single parcel of commercial or industrial land of not less than 5 acres having a width of not less than 300 feet and its conveyance does not result in the division of the parcel into 2 or more lots or parcels, any 1 of which is less than 5 acres in area or 300 feet in width; or

(f) Is a single parcel of residential or agricultural land of not less than 20 acres and having a width of not less than 500 feet and its conveyance does not result in the division of the parcel into 2 or more lots or parcels, any 1 of which is less than 20 acres in area or 500 feet in width.

(2) In any case in which compliance with the foregoing restrictions will create an unnecessary hardship and failure to comply does not interfere with the purpose of the subdivision regulations, the City Council may waive the compliance by adoption of a resolution to that effect and the conveyance may then be filed or recorded. Any owner or agent of the owner of land who conveys a lot or parcel in violation of the provisions of this subdivision shall be subject to the penalties set forth in §§ 151.135 *et seq.* A municipality may enjoin the conveyance or may recover the penalty by a civil action in any court of competent jurisdiction.

(Ord. 180, passed 11-1-2004)

ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS**§ 151.060 GENERALLY.**

(A) Before a final plat is approved by the City Council, the owner and subdivider of the land covered by the plat shall execute and submit to the Council a written developers agreement, which shall be binding on their heirs, personal representatives, and assigns, that they will cause no private construction to be made on the plat or file or cause to be filed any application for zoning permits for the construction until all improvements required under this chapter have been made or have been arranged for, in the manner, with respect to the streets to which the lots sought to be constructed have access.

(B) The agreement shall provide that all of the required improvements will be made in accordance with standards established by the City Engineer. This shall include provision for inspections by the City Engineer and shall grant to the City Engineer authority to coordinate the work and improvements to be done under the contract by any subcontractor authorized to proceed thereunder and with any other work being done or contracted by the city in the vicinity. The agreements shall include adequate provisions to insure that all improvements accomplished by the subdivider will comply with the standards.

(C) A developer's responsibility for contributing to off-tract improvements may be required. Refer to §§ 151.105 *et seq.* for the standards related to this requirement.
(Ord. 180, passed 11-1-2004)

§ 151.061 IMPROVEMENTS MAY BE PARTIAL.

It is not the intent of this chapter to require the subdivider to develop the entire plat and make all required improvements at 1 time, but no zoning permits shall be granted except on the lots having access to streets on which the required improvements have been made.
(Ord. 180, passed 11-1-2004)

§ 151.062 FINANCIAL GUARANTEE.

(A) *Generally.* The contract provided for in § 151.060 shall require the applicant to provide a financial guarantee in a form approved by the City Council or the City Attorney, and in an amount based upon the City Engineer's estimate of the total cost of the improvements to be furnished under the contract, including the cost of inspection. The amount of the financial guarantee shall equal 120% of the City Engineer's estimate. The agreement may further provide for additional sums to be placed in escrow for estimated engineering, legal, and administrative costs.

(B) *Escrow deposit; certified check.* If an escrow deposit is required, the escrow deposit shall be made with the City Clerk/Treasurer. Upon completion of the work and termination of any liability, the balance remaining in the deposit shall be refunded to the applicant.

(C) *Irrevocable letter of credit.* An irrevocable letter of credit in a form acceptable to the City Council or City Attorney shall be payable to the order of the city and delivered to the City Clerk/Treasurer in a sum equal to the amount specified in division (A) above, for all the improvements to be furnished and installed by the applicant pursuant to the developer's agreement which have not been completed prior to the approval of the plat. The letter of credit may include an amount for the cost of inspection by the city. In the event of any default in the terms and conditions of the contract the city may, at its discretion, draw upon the letter of credit and use those funds to contract for completion of the improvements required by the contract.

(D) *Reduction of letter of credit.* Upon receipt of proof satisfactory to the city that work has been completed and financial obligations to the city have been satisfied, with city approval, the security may be reduced by 90% of the financial obligations that have been satisfied. Ten percent of the security shall be retained until all improvements have been completed, all financial obligations to the city satisfied (which includes the duration of the established warranty period), and the required "as built" plans have been received by the city.
(Ord. 180, passed 11-1-2004)

§ 151.063 INSPECTION OF IMPROVEMENTS.

The City Council shall provide for inspection of required improvements during construction and ensure their satisfactory completion. The applicant shall pay to the city an inspection fee based on the estimated cost of inspection. These fees shall be due and payable upon demand of the city and no zoning permits shall be issued until all fees are paid. If the City Engineer finds upon inspection that any 1 or more of the required improvements have not been constructed in accordance with the city's construction standards and specifications, the applicant shall be responsible for properly completing the improvements.
(Ord. 180, passed 11-1-2004)

§ 151.064 MAINTENANCE OF IMPROVEMENTS.

The developer shall be required to maintain all public improvements on the individual subdivided lots and provide for snow removal on streets and sidewalks until acceptance of the improvements by the City Council. Following the acceptance of the dedication of any public improvement by the local government, the city may, in its sole discretion, require the subdivider to maintain the improvement for a period of 1 year from the date of acceptance.
(Ord. 180, passed 11-1-2004)

§ 151.065 DEFERRAL OR WAIVER OF REQUIRED IMPROVEMENTS.

(A) The City Council may defer or waive at the time of final approval, subject to appropriate conditions, the provision of any or all public improvements as, in its judgment, are not requisite in the

interests of the public health, safety, and general welfare, or which are inappropriate because of the inadequacy or in existence of connecting facilities. Any determination to defer or waive the provision of any public improvement must be made on the record and the reasons for the deferral or waiver also shall be expressly made on the record.

(B) Whenever it is deemed necessary by the City Council to defer the construction of any improvement required under these regulations because of incompatible grades, future planning, inadequate or nonexistent connecting facilities, or for other reasons, the subdivider shall pay his or her share of the costs of the future improvements to the city prior to signing of the final subdivision plat by the City Mayor, or the developer may execute a separate subdivision improvement agreement secured by a letter of credit guaranteeing completion of the deferred improvements upon demand of the city. (Ord. 180, passed 11-1-2004)

§ 151.066 ISSUANCE OF ZONING PERMITS.

(A) The extent of street improvement shall be adequate for vehicular access by emergency vehicles prior to the issuance of a zoning permit.

(B) No zoning permit shall be issued for the final 10% of the lots in a subdivision, or if 10% is less than 2 lots, for the final 2 lots of the subdivision, until all public improvements required by the Zoning Board or City Council for the subdivision have been fully completed and the local government has accepted the developer's offer(s) to dedicate the improvements. (Ord. 180, passed 11-1-2004)

DESIGN AND IMPROVEMENT STANDARDS

§ 151.080 GENERAL REQUIREMENTS.

Prior to the approval of a plat by the governing body, the applicants shall have agreed, in the manner set forth below, to install the following improvements on the site in conformity with approved construction plans and in conformity with all applicable standards and ordinances. The developer or the municipality shall award contracts for any construction work and material mentioned herein. The contract shall be based upon plans and specifications completed or approved by the City Engineer and approved by the City Council. The Engineer shall supervise or inspect all of the work and shall certify that the work has been finished, and that it has been finished in accordance with plans and specifications approved by the governing body. (Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.081 LAND REQUIREMENTS.

(A) Land shall be suited to the purpose for which it is to be subdivided. No plan shall be approved if the site is not suitable for the purposes proposed by reason of potential flooding, topography, wetlands, or adverse soil or rock formation.

(B) Land subject to hazards to life, health, or property shall not be subdivided until all the hazards have been eliminated, or unless adequate safeguards against the hazards are provided by the subdivision plan.

(C) Proposed subdivisions shall be coordinated with existing neighborhoods, so that the city as a whole may develop efficiently and harmoniously. Water mains and sanitary sewer collection pipes shall be provided to serve the subdivision by extension of the existing city water system and sanitary collection system. Service connections shall be stubbed to the property line and all necessary fire hydrants shall also be provided. Extensions of the public water supply system and sanitary sewer collection system shall be designed so as to provide a water supply and sanitary sewer collection in accordance with the standards of the city.

(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.082 SITE DESIGN STANDARDS.

(A) *Site analysis.* An analysis shall be made of characteristics of the development site, such as site context; geology and soil; topography; existing vegetation; structures and road networks; and past and present use of the site.

(B) *Subdivision and site design.*

(1) Design of the development shall take into consideration all existing local plans of the community and shall conform to Chapter 152 requirements.

(2) Development of the site shall be based on the site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features.

(3) The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with state and local regulations:

(a) Unique or fragile areas, including wetlands;

(b) Significant trees or stands of trees;

(c) Steep slopes in excess of 20%, as measured over a 10-foot interval unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken;

- (d) Habitats of endangered wildlife; and
- (e) Historically significant structures and sites.

(4) The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties.

(5) The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing zoning permits to build on all lots in compliance with Chapter 152 and to meet all health regulations that would be applicable and in providing driveway access to buildings on the lots from an approved street.

(6) The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line of an adjacent lot.

(C) *Residential development design.*

(1) In conventional developments, the Zoning Board or City Council may vary lot areas and dimensions, yards, and setbacks for the purpose of encouraging and promoting flexibility, economy, and environmental soundness in layout and design, provided that the average lots areas and dimensions, yards, and setbacks within the subdivision conform to the minimum requirements of the city's zoning regulations, and provided that the standards shall be appropriate to the type of development permitted.

(2) Residential lots shall be encouraged to front on local or collector streets, and discouraged from fronting arterial streets.

(3) Every lot shall have sufficient access to it for emergency vehicles as well as for those needing access to the property in its intended use.

(4) The placement of units in residential developments shall take into consideration topography, privacy, building height, orientation, drainage, and aesthetics.

(5) Buildings shall be spaced so that adequate privacy is provided for units.

(D) *Commercial and industrial development design.* Commercial and industrial developments shall be designed according to the same principles governing the design of residential developments; namely, buildings shall be located according to topography, with environmentally sensitive areas avoided to the maximum extent practicable. Factors such as drainage, noise, odor, and surrounding land uses shall be considered in siting buildings; sufficient access shall be provided; and adverse impacts buffered.

(E) *Circulation system design.*

(1) The road system shall be designed to permit the safe, efficient, and orderly movement of traffic; to meet, but not exceed the needs of the present and future population served; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.

(2) In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by through traffic.

(3) The pedestrian system shall be located as required for safety. In conventional developments, walks shall be placed parallel to the street, with exceptions permitted to preserve natural features or to provide visual interest. In planned developments, walks may be placed away from the road system, but they may also be required to be parallel to the street for safety reasons.

(F) *Block design.*

(1) Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depths. Exceptions to this standard shall be permitted in blocks adjacent to arterial roads, railroad lines, or where 1 tier of lots is necessary because of topographical conditions.

(2) Double-frontage or lots with frontage on 2 parallel streets shall be permitted only in the following cases:

(a) Where vehicular and pedestrian accesses are prohibited between lots and an arterial street is prohibited; and

(b) Where topographical or other conditions render subdividing lots in different configurations unreasonable. The double-frontage lots shall have an additional depth of at least 20 feet in order to allow space for the planting of screening vegetation or placement of other screening options along the back lot line.

(3) The lengths, widths, and shapes of blocks shall conform to the following, based upon the type of development proposed:

(a) In residential areas, block lengths shall not exceed 1,200 feet nor be less than 600 feet in length. Block length and width or acreage within bounding streets shall accommodate the size of residential lots required in the area by Chapter 152, and provide for convenient access, circulation control, and safety of street traffic; and

(b) In commercial or industrial areas, block width shall be suitable for their respective use, including adequate space for off street parking, deliveries, and loading. The facilities shall be provided with safe and convenient access to the street system.

(4) In long blocks, the Zoning Board or City Council may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.

(5) Pedestrian ways or crosswalks may be required by the Zoning Board where it is deemed essential to provide circulation or access to schools, playgrounds, shopping areas, or other community facilities. Suitable surfacing shall be provided in pedestrian ways and shall be subject to city review.

(G) *Landscape design.*

(1) Reasonable landscaping should be provided at site entrances, in public areas, and adjacent to buildings. The type and amount of landscaping shall be allowed to vary with the type of development.

(2) Planting or other landscaping material that best serves the intended function shall be selected. Landscaping materials shall be appropriate for the Upper Midwest environment, the Morristown soil conditions, and the availability of the local water supply. The impact of the proposed landscaping plan at various time intervals shall also be considered.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.083 EASEMENTS.

(A) *Provided for utilities.* A minimum 10-foot easement for drainage and utilities shall be provided on all lot lines. In the case of side or rear lot lines, these may be centered on the lot line. These easements shall be furnished by the owner at no cost to the municipality.

(B) *Provided for drainage.* Easements shall be provided along each side of the center line of the water course or drainage channel, whether or not shown on the Comprehensive Plan, to a sufficient width to provide proper maintenance and protection to provide for storm water runoff and to provide for installation and maintenance of storm sewers. Drainage easements shall be furnished by the owner at no cost to the municipality.

(C) *Continue utility easement locations.* Utility easements shall connect with easements established on adjoining property. These easements, when approved, shall not thereafter be changed without the approval of the City Council after a public hearing.

(D) *Dedication.* All easements shall be dedicated for the required use and shall be shown on the final plat.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.084 OPEN SPACE AND RECREATION.

(A) *Minimum requirements.*

(1) *Generally.* In all plats, the governing body shall require a recreational land contribution to be used in connection with the development of a general park system in the city. All recreation areas dedicated to the city shall be subject to approval by the governing body. A cash contribution may be used in lieu of the land dedication or, in some instances, may be required by the city.

Morristown - Land Usage

(2) *Amount of open space required.* Ten percent of the tract proposed for development shall be set aside for use as developed and/or undeveloped open space. This amount of land is the city's best estimate of need for open space to accommodate the increased usage of the space by the population of the proposed development. If a cash contribution is to be used in lieu of land dedication, the cash payment shall equal the value of the land dedication requirement as determined by a certified appraiser who shall determine the current market value of the property with development potential. The cost of the appraisal shall be borne by the developer. The cash contribution amount specified above is the city's best estimate for undertaking needed improvements to its open space facilities based upon the increased usage resulting from new development.

(3) *Size of open space parcels.* In general, land reserved for recreation purposes shall have an area of at least 4 acres. When the area reservation amount for a development would equal less than 4 acres, the Zoning Board may require the area designated for this use be located at a suitable place on the edge of the subdivision so that additional land may be added at the time as the adjacent land is subdivided. In no case shall an area of less than 2 acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. In these instances, the developer may choose the cash contribution option or choose construction methods referred to in division (C) below, or a combination of these options.

(4) *Location of open space parcels.* Open space parcels shall be convenient to the dwelling units they are intended to serve. However, because of noise generation, they shall be sited with sensitivity to surrounding development.

(B) *Improvement of open space parcels.*

(1) *Developed open space.* All land to be reserved for dedication to the local government for park purposes shall have prior approval of the City Council and shall be shown marked on the plat "Reserved for Park and/or Recreation Purposes." The Zoning Board or City Council may require the installation of recreational facilities, taking into consideration:

- (a) The character of the open space land;
 - (b) The estimated age and recreation needs of persons likely to reside in the development;
 - (c) The proximity, nature, and excess capacity of existing municipal recreation facilities;
- and
- (d) The cost of the recreational facilities.

(2) *Undeveloped open space.* As a general principle, undeveloped open space should be left in its natural state. A developer may make certain improvements such as the cutting of trails for walking or jogging, or the provision of picnic areas. In addition, the Zoning Board may require a developer to make other improvements, such as removing dead or diseased trees, thinning trees, or other vegetation to encourage more desirable growth, and grading and seeding.

(C) *Other uses of land that may be counted towards filling the recreation reservation requirement.*

(1) If a developer constructs a looped road turn around at the end of a cul-de-sac, the amount of land contained within the loop that is left in natural vegetation may count towards the recreational reservation requirement.

(2) If a developer constructs a walking and/or biking pathways in the development, that are separate and distinct from motorized routes, the amount of land used for this purpose or the cost for making the improvement for this use may count towards the recreational reservation requirement.

(D) *Exceptions to the standards.* The Zoning Board or City Council may permit minor deviations from open space standards when it can be determined that:

(1) The objectives underlying these standards can be met without strict adherence to them; and/or

(2) Because of peculiarities in the tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards.

(E) *Deed restrictions.* Any lands dedicated for open space purposes shall contain appropriate covenants and deed restrictions approved by the City Attorney ensuring that:

(1) The open space area will not be further subdivided in the future;

(2) The use of the open space will continue in perpetuity for the purpose specified;

(3) Appropriate provisions will be made for the maintenance of the open space; and

(4) Common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.

(F) *Open space ownership.* The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or subdivider, subject to the approval of the City Council. The type of ownership may include, but is not necessarily limited to, the following:

(1) The municipality, subject to acceptance by the City Council;

(2) Other public jurisdictions or agencies, subject to their acceptance;

(3) Quasi-public organizations, subject to their acceptance;

(4) Homeowner, condominium, or cooperative associations or organizations; or

(5) Shared, undivided interest by all property owners in the subdivision.

Morristown - Land Usage

(G) *Homeowners association.* If the open space is owned and maintained by a homeowner or condominium association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for the preliminary approval. The provisions shall include, but are not necessarily limited to, the following:

- (1) The homeowners association must be established before the homes are sold;
- (2) Membership must be mandatory for each home buyer and any successive buyer;
- (3) The open space restrictions must be permanent, not just for a period of years;
- (4) The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;
- (5) Homeowners must pay their pro rata share of the cost, and the assessment levied by the association can become a lien on the property if allowed in the master deed establishing the homeowners association; and
- (6) The association must be able to adjust the assessment to meet changed needs.

(H) *Maintenance of open space areas.* The person or entity identified as having the right of ownership or control over the open space shall be responsible for its continuing upkeep and proper maintenance.

(I) *Preservation of natural features and amenities.* Existing features that would add value to residential development or to the local government as a whole, such as trees, watercourses, historic spots, or similar irreplaceable assets, shall be preserved in the design of the subdivision.

(J) *Appeal of open space and recreational lands.* The developer may appeal the open space and recreational land dedication or cash contribution requirements specified herein. However, the costs of conducting the study needed to prove the impacts from the development will not overburden the city's need for open space, recreational space, or the need to make improvements to the city's recreational space will be borne by the developer.

(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.085 ADEQUATE PUBLIC FACILITIES.

(A) *Generally.* No plat shall be approved unless the City Council determines that public facilities will be adequate to support and service the area of the proposed subdivision. The applicant shall, at the request of the Zoning Board and/or the City Council, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on public facilities by possible uses of the subdivision. Public facilities and services to be examined for adequacy will include roads and other transportation routes, sewerage, water service, storm water drainage facilities, and others as determined by city staff, Zoning Board, or City Council.

(B) *Extension policies.* All public improvements and required easements shall be extended through the subdivision on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, electric lines, and telecommunications lines shall be constructed through new development to promote the logical extension of public infrastructure. The City Council may require the applicant of a subdivision to extend off-site improvements to reach the subdivision or oversize required public facilities to serve anticipated future development as a condition of plat approval.

(C) *Trunk facilities and alternative installation.* Where a larger size water main, sanitary sewer, storm drain, or similar facility is required to serve areas outside the subdivision, the larger facility required shall be constructed. Additional costs shall be allocated pursuant to established city policies. The City Council may elect to install any or all of the required public improvements pursuant to a cash escrow agreement or other financial arrangements with the applicant.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.086 STREETS.

(A) *General requirements.*

(1) The arrangement of streets shall conform to the circulation plan of the Comprehensive Plan or the official map of the city.

(2) For streets not shown on the Comprehensive Plan or official map, the arrangement shall provide for the appropriate extension of existing streets.

(3) Residential streets shall be arranged so as to discourage through traffic and provide for maximum privacy.

(4) No subdivision shall be approved unless the area to be subdivided shall have frontage on and access from an existing street or road.

(5) Where a subdivision abuts or contains an existing street of inadequate width, sufficient additional width shall be provided to meet the standards referenced in division (G)(3) and/or division (K).

(B) *Specific requirements.*

(1) *Dead-end streets.* Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts with possible temporary cul-de-sacs, as determined by the city. When a temporary cul-de-sac is constructed, a temporary turn-around facility may be required at the closed end in conformance with the cul-de-sac requirements.

(2) *Private streets and reserve strips.* Private streets and reserve strips shall be prohibited and no public improvement shall be approved for any private street. All streets shall be dedicated for public use. If any person applies to subdivide or replat any land or parcels adjoining an existing private street,

the private street shall be required to be dedicated for public use and scheduled for improvement to public street standards at the time of final plat.

(3) *Restriction of access.* Access of residential access or residential subcollector streets onto residential collector or arterial streets shall be discouraged at intervals of less than 500 feet.

(4) *Marginal access streets.* Where a subdivision abuts or contains an existing or planned major arterial street or a railroad right-of-way, a marginal access street approximately parallel to and on each side of the arterial street or railroad right-of-way may be required for adequate protection or residential properties and separation of through and local traffic. The service streets shall be located at a distance from the major arterial or railroad right-of-way suitable for appropriate use of the intervening land, as for park purposes in residential districts or for commercial or industrial uses, as would be appropriate for the location. The distances also shall be determined with due regard to the requirements of approach grades and future grade separations.

(5) *Street jogs.* Street jogs with centerline off-sets of less than 150 feet shall not be allowed.

(6) *Deflection.* When connecting street lines deflect from each other at any 1 point by more than 10 degrees, they shall be connected by a curve with a radius of not less than 100 feet.

(7) *Vertical curves.* Different connecting street gradients shall be connected with vertical curves. Minimum length, in feet, of these curves shall be 20 times the algebraic difference in the percent of grade of the 2 adjacent slopes.

(8) *Corner radii.* Roadways of street intersections shall be rounded by a radius of not less than 15 feet. Corners at entrances to the turn around portion of cul-de-sacs shall be rounded by a radius of not less than 15 feet.

(C) *Topography and arrangement.*

(1) Streets shall be related appropriately to the topography. Residential access streets and residential subcollector streets shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many building sites as possible at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

(2) All streets shall be properly integrated with the existing and proposed system of roads and dedicated rights-of-way.

(3) All streets shall be properly related to special traffic generators such as industries, business districts, school, churches; to population densities; and to the pattern of existing and proposed land uses.

(4) Residential access streets and residential subcollector streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

(5) The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets or U-shaped streets shall be encouraged where the use will result in a more desirable layout.

(6) Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Zoning Board or City Council, the extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracks.

(D) *Half width streets.* The dedication of half width streets following boundary lines of proposed subdivisions shall not be approved except as follows:

(1) Where a half street has been dedicated and recorded on the opposite side of the boundary line. In these cases, the dedication of matching of half streets shall be a requirement; and/or

(2) Where it is evident to the Zoning Board and/or the City Council that the proper layout of the proposed Plat cannot be satisfactorily completed in any other way.

(E) *Construction of half width right-of-way.* The construction of a street within a half width right-of-way is prohibited except as follows:

(1) When a half street is adjacent to side lot lines only; and

(2) Where a half width street right-of-way is adjacent to recorded or dedicated right-of-way on the opposite side of the property boundary line, the developer shall be required to grade the entire width of the driving surface, i.e., between gutters.

(F) *Street hierarchy.*

(1) Streets shall be classified in a street hierarchy system with the design tailored to its function.

(2) The street hierarchy system shall be defined by road function, as specified below:

(a) Residential access street - lowest order of residential street. Provides frontage for access to lots and carries traffic having destination or origin on the street itself. Designed to carry the least amount of traffic at the lowest speed;

(b) Residential subcollector street - middle order of residential street. Provides frontage for access to lots, and carries traffic of adjoining residential access streets. Designed to carry somewhat

Morristown - Land Usage

higher traffic volumes with traffic limited to motorists having origin or destination within the immediate neighborhood;

(c) Residential collector street - highest order of residential street. Conducts and distributes traffic between lower order residential streets to higher order streets (county or state roads). Carries the largest volume of traffic at higher speeds. Its function is to promote free traffic flow; therefore; direct access to homes from this street should be restricted;

(d) Cul-de-sac street - a street with a single means of ingress and egress and having a turnaround. Design of turnaround may vary. Cul-de-sacs shall be classified and designed according to anticipated daily traffic levels; and

(e) Alleys - alleys shall not be permitted in residential areas unless it can be shown that their use is essential to a proper plan, where alleys are used in a proposed business or industrial area, they shall not be less than 24 feet in width.

(G) Roadway width.

(1) Roadway width for each street classification shall be determined by parking and curbing requirements based upon form and intensity of development.

(2) Roadway width shall also consider possible limitations imposed by sight distances, climate, terrain, and maintenance needs. Additional roadway width may be required to promote public safety and convenience. In order to minimize street costs, the minimum width assuring satisfaction of needs shall be selected.

(3) Roadway widths for each street classification are shown below:

<i>Roadway Width Requirements</i>			
<i>Street Classification</i>	<i>Travel or Moving Lane</i>	<i>Parking Lane (8 Feet)</i>	<i>Total Roadway Width</i>
Residential Access Street on-street parking - 1 side	2 lanes at 10 feet	1 at 8 feet	34 feet
Residential Subcollector Street on-street parking - 1 side	2 lanes at 11 feet	1 at 8 feet	34 feet
Residential Subcollector Street on-street parking - 2 sided	2 lanes at 11 feet	2 at 8 feet	38 feet
Residential Collector Street on-street parking - 1 side	2 lanes at 12 feet	1 at 8 feet	34 feet
Residential Collector Street on-street parking - 2 sided	2 lanes at 12 feet	2 at 8 feet	40 feet

<i>Roadway Width Requirements</i>			
<i>Street Classification</i>	<i>Travel or Moving Lane</i>	<i>Parking Lane (8 Feet)</i>	<i>Total Roadway Width</i>
Cul-de-Sac Street	“a”	“a”	“a”

NOTES TO TABLE:

“a” - Denotes that the appropriate width of travel lanes, the inclusion of a parking lane or not, and then the required roadway width for a cul-de-sac is dependent upon the level of traffic the cul-de-sac is intended to carry, whether it is intended to be extended at some point in time as a through street, and if it is, what type of street it is likely to be.

(H) *Cul-de-sac*. A cul-de-sac shall not exceed 750 feet in length. The turn-around radius shall be no less than 45 feet.

(I) *Curbs and gutters*.

(1) Curb requirements shall vary according to street hierarchy and in accordance with the requirements shown in division (K). Curbing may also be required:

- (a) For storm water management;
- (b) To stabilize pavement edge;
- (c) To delineate parking areas;
- (d) Ten feet on each side of drainage inlets;
- (e) At intersections;
- (f) At corners; and
- (g) At tight radii.

(2) Where curbing is not required, some sort of edge definition and stabilization shall be furnished for safety reasons and to prevent pavement unraveling.

(3) Where curbing is required, this requirement may be waived and shoulders and/or drainage swales used when it can be shown that:

- (a) Shoulders are required by state regulations;
- (b) Soil or topography make the use of shoulders and/or drainage swales preferable; or
- (c) It is in the best interests of the community to preserve its rural character by using shoulders and/or drainage swales instead of curbs.

(4) The curbing requirement may be waived where front setbacks exceed 40 feet and it can be demonstrated that sufficient on-site parking exists.

(5) Flexibility regarding curb type shall be permitted as long as the curb type accommodates the system of drainage proposed.

(6) Curbing shall be designed to provide a ramp for bicycles and/or wheelchairs as required by law.

(7) Curbing shall be constructed according to the specifications established by the City Engineer.

(J) *Shoulders.*

(1) Shoulders and/or drainage swales shall be required instead of curbs when:

(a) Shoulders are required by state law;

(b) Soil or topography make the use of shoulders and/or drainage swales preferable; or

(c) It is in the best interests of the community to preserve its rural character by using shoulders and/or drainage swales instead of curbs.

(2) Shoulder requirements shall vary according to street hierarchy and in accordance with the requirements shown in division (K) below.

(3) Shoulders shall measure 4 feet in width on each side for all streets and shall be located within the right-of-way as shown in division (K) below. The width of swales shall be determined by site specific conditions.

(4) Shoulders shall consist of stabilized turf or other material acceptable to the Zoning Board or City Council.

(K) *Right-of-way.*

(1) The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the roadway, curbs, shoulders, sidewalks, graded areas, utilities, and shade trees (if placed within the right-of-way). Additional right-of-way widths may be required to promote public safety and convenience. Right-of-way requirements are shown in below.

(2) The right-of-way width of a new street that is a continuation of an existing street shall in no case be continued at a width less than that of the existing street.

<i>Right-of-Way Width Requirements</i>				
<i>Street Classification</i>	<i>Roadway Width</i>	<i>Curb Required</i>	<i>Sidewalk or Graded Area</i>	<i>Total Right-of-Way</i>
Residential Access Street on-street parking - 1 side	34 feet	curb	sidewalk 1 side graded area 1 side	50 feet
Residential Subcollector Street on-street parking - 1 side	34 feet	curb	sidewalk both sides	50 feet
Residential Subcollector Street on-street parking - 2 sided	38 feet	curb	sidewalk both sides	60 feet
Residential Collector Street on-street parking - 1 side	34 feet	curb	sidewalk both sides	60 feet
Residential Collector Street on-street parking - 2 sided	40 feet	curb	sidewalk both sides	72 feet
Cul-de-Sac Street	“a”	“a”	“a”	“a”
<p>NOTES TO TABLE:</p> <p>“a” - Denotes that the appropriate width of the roadway, the inclusion of a curb or shoulder, the requirement of a sidewalk or graded area, and then the required right-of-way width for a cul-de-sac is dependent upon the level of traffic the cul-de-sac is intended to carry, whether it is intended to be extended at some point in time as a through street, and if it is, what type of street it is likely to be.</p>				

(L) *Street grade and intersections.*

(1) *Generally.* The full width of the right-of-way of each street dedicated to the plat shall be graded, as specified in the Grading Plan and approved by the City Engineer.

(2) *Angle of intersection.* The angle formed by intersecting streets shall not be less than 75 degrees, with 90-degree intersections preferred.

(3) *Size of Intersection.* Intersections of more than 4 corners shall be prohibited.

(M) *Pavement section.*

(1) All streets and alleys shall be improved with concrete or bituminous surfaces, as specified in the construction plans and as approved by the City Engineer.

(2) Street pavement thickness shall vary by street hierarchy, subgrade properties, and pavement type.

(3) The wearcoat shall be applied to streets or roads within 1 year of their being paved and following at least 1 frost freeze.

(N) *Sidewalks.*

(1) Sidewalks shall be required depending on road classification and in accordance with the requirements shown in division (K).

(2) Where sidewalks are optional, they may be required if the development is close to pedestrian generators or include pedestrian generators, or to continue an existing walkway along an existing street, or, depending upon probable future development, as indicated in the Comprehensive Plan.

(3) In conventional developments, sidewalks shall be placed in the right-of-way, parallel to the street, unless an exception has been permitted to preserve topographical or natural features or to provide visual interest, or unless the applicant shows that an alternative pedestrian system provides safe and convenient circulation. In commercial and in high density residential areas, sidewalks may abut the curb.

(4) The width of sidewalks shall generally conform to the following standards, however, please refer to division (K) for a more specific sidewalk standard as it is linked to road type:

- (a) For single-family residential developments - 5 feet;
- (b) For multiple-family residential/public buildings - 6 feet;
- (c) For commercial areas - 6 feet; and
- (d) For industrial areas - 6 feet.

(O) *Bikeways.*

(1) Bicycle lanes, where required, shall be placed in the outside lane of a roadway, adjacent to the curb or shoulder. When on-street parking is permitted, the bicycle lane shall be between the parking lane and the outer lane of moving vehicles. Lanes shall be delineated with markings, preferably striping.

(2) Bikeways shall be constructed according to the specifications approved by the City Engineer.

(P) *Utility and shade tree areas.*

(1) Utilities and shade trees shall generally be located within the right-of-way on both sides of and parallel to the street.

(2) Utility areas shall be planted with grass or ground cover, or treated with other suitable cover material.

(Q) *Lighting.* Installation of street lights shall be required. At a minimum, the outdoor lighting requirements must conform to the following minimum standards.

(1) Lighting for safety shall be provided at intersections, along walkways, at entryways, between buildings, and in parking areas.

(2) Spacing of standards shall be equal to approximately four times the height of the standard.

(3) The maximum height of the standards shall not exceed the maximum building height permitted, or 25 feet, whichever is less.

(4) The height and shielding of lighting standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the development and the municipality.

(R) *Underground wiring.*

(1) All electric, telephone, television, and other communication lines, both main and service connections, servicing new developments shall be provided by underground wiring within easements or dedicated public rights-of-way, installed in accordance with the prevailing standards and practices of the utility or other companies providing the services.

(2) Lots that abut existing easements or public rights-of-way where overhead electric or telephone distribution supply lines and service connections have previously been installed may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. In the case of existing overhead utilities, should a road widening, or an extension of service, or other such condition occur as a result of the subdivision and necessitate the replacement or relocation of the utilities, the replacement or relocation shall be underground.

(3) Where overhead lines are permitted, the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines. Alignments and pole locations shall be carefully routed to avoid locations along horizons. Clearing swaths through treed areas shall be avoided by selective cutting and a staggered alignment; trees shall be planted in open areas and at key locations to minimize the view of the poles and the alignments; and alignments shall follow rear lot lines and other alignments.

(4) Year-round screening of any utility apparatus appearing above the surface of the ground, other than utility poles, shall be required.

(S) *Signs.*

(1) Design and placement of traffic signs shall follow applicable state or local regulations.

(2) At least 2 street name signs shall be placed at each 4-way street intersection, and 1 at each "T" intersection. Signs shall be installed under light standards and free of visual obstruction. The design of street name signs shall be consistent, of a style appropriate to the community, and of a uniform size and color.

(3) Names of new streets shall not duplicate existing or platted street names unless a new street is a continuation of or is in alignment with the existing or platted street. In that event, it shall bear the name of the existing or platted street. Street names shall conform to the city street naming and property numbering system as applicable.

(4) Site information signs in planned developments shall follow a design theme that is related and complementary to other elements of the overall site design.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.087 WATER SUPPLY.

(A) *Generally.* All installations shall be properly connected with an approved and functioning public community water system.

(B) *Capacity.*

(1) The water supply system shall be adequate to handle the necessary flow based on complete development.

(2) The demand rates for all uses shall be considered in computing the total system demand. The system shall be capable of providing the required fire demand in addition to the required domestic demand.

(3) Fire protection shall be furnished for all developments. Minimum fire flows shall be approved by the Fire Chief or City Engineer.

(4) The water system shall be designed to carry peak hour flows and be capable of delivering the peak hourly demands, as determined by the City Engineer.

(C) *System design and placement.* System design and placement shall comply with the construction specifications as approved by the City Engineer.

(D) *Fire hydrants.*

(1) Hydrants shall be spaced to provide necessary fire flows. The average area per hydrant shall not exceed 120,000 square feet. In addition, hydrants shall be spaced so that each residence shall be within 400 feet of a hydrant and shall be located no more than 1,000 feet apart.

(2) A hydrant shall be located at all low points and at all high points with adequate means of drainage provided.

(3) Hydrants shall be located at the ends of lines, and valves of full line size shall be provided after hydrant tees at the ends of all dead lines that may be extended in the future.

(4) Size, type, and installation of hydrants shall conform to specifications as approved by the City Engineer.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.088 SANITARY SEWERS.

(A) *Generally.* All installations shall be properly connected to an approved and functioning public sanitary sewer system.

(B) *System design and placement.*

(1) The sanitary sewer system shall be adequate to handle the necessary flow based upon complete development.

(2) Average daily residential sewer flow shall be specified in plan submittals by the design engineer and as approved by the City Engineer.

(3) System design and placement shall be approved by the City Engineer.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.089 STORM WATER MANAGEMENT.

(A) *Generally.*

(1) No plan will be approved for a plat that is subject to periodic flooding or contains poor drainage facilities until adequate drainage of the streets and lots is made possible.

(2) Design of the storm water management system shall be consistent with the applicable city, county, regional, or state storm drainage control regulations.

(3) The best available technology shall be used to minimize storm water runoff, increase on-site infiltration, encourage natural filtration functions, simulate natural drainage systems, and minimize off-site discharge of pollutants to ground and surface water. The technologies may include measures such as retention basins, recharge trenches, porous paving and piping, contour terraces, and swales.

(4) Drainage easements or land dedication may be required when the easements or land is needed in the public interest for purposes of proper drainage, prevention of erosion, or other public purpose. The owner shall furnish all necessary slope easements and drainage easements at no cost to the municipality.

(B) *System strategy and design.* Storm water management system design shall be approved by the City Engineer.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.090 EROSION AND SEDIMENT CONTROL.

(A) The development shall conform to the natural limitations presented by topography and soil, so as to create the least potential for soil erosion.

(B) Erosion and siltation control measures shall be coordinated with the different stages of construction. Appropriate control measures shall be installed prior to development when necessary to control erosion.

(C) Land shall be developed in increments of workable size, such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any 1 period of time.

(D) When soil is exposed, the exposure shall be for the shortest feasible period of time, as specified in the development agreement.

(E) Where the topsoil is removed, sufficient arable soil shall be set aside for respreading over the developed area. Topsoil shall be restored or provided to a depth of 4 inches and shall be of a quality at least equal to the soil quality prior to development.

(F) Natural vegetation shall be protected wherever possible.

(G) Runoff water shall be diverted to a sedimentation basin before being allowed to enter the natural drainage system. Storm water runoff from the developed site shall not, at any time, exceed the existing runoff level.

(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.091 SURVEY MONUMENTS.

All subdivision boundary corners, block and lot corners, road intersection corners, and points of tangency and curvature shall be marked with survey monuments meeting the minimum requirements of state law. All U.S., state, county, and other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position, unless a relocation is approved by the controlling agency. All lot corner pipes or iron rods shall be a minimum of 1/2 inch in diameter, 18 inches in length, and shall be inscribed with the registration number of the land surveyor making the survey, as prescribed in M.S. Ch. 505, as it may be amended from time to time.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

OFF-TRACT IMPROVEMENTS

§ 151.105 PURPOSE.

This subchapter is intended to ensure a pro rata share allocation of the costs for off-tract improvements necessitated by new development.
(Ord. 180, passed 11-1-2004)

§ 151.106 DEFINITION AND PRINCIPLES.

As a condition of final subdivision approval, the City Council may require an applicant to pay a pro rata share of the cost of providing reasonable and necessary circulation improvements and water, sewerage, drainage facilities, and other improvements, including land and easements, located off-tract of the property limits of the subdivision or development but necessitated or required by the development. "Necessary" improvements are those clearly and substantially related to the development in question. The City Council shall provide in its resolution of approval the basis of the required improvements. The proportionate or pro rata amount of the cost of the facilities within a related or common area shall be based on the following criteria.
(Ord. 180, passed 11-1-2004)

§ 151.107 COST ALLOCATION.

(A) *Full allocation.* In cases where off-tract improvements are necessitated by the proposed development, and where no other property owner(s) receive(s) a special benefit, the applicant may be required at his or her sole expense and as a condition of approval, to provide and install the improvements.

Morristown - Land Usage

(B) *Proportionate allocation.* Where it is determined those properties outside the development will also be benefitted by the off-tract improvement; the following criteria shall be utilized in determining the proportionate share of the cost of the improvements to the developer.

(1) *For sanitary sewers.* The applicant's proportionate share of distribution facilities, including the installation, relocation, or replacement of collector, trunk, and interceptor sewers, and associated appurtenances, shall be computed as follows:

(a) The capacity and the design of the sanitary sewer system shall be based on standards specified or approved by the City Engineer;

(b) The City Engineer shall provide the applicant with the existing and reasonably anticipated peak hour flows as well as capacity limits of the affected sewer system; and

(c) If the existing system does not have adequate capacity to accommodate the applicant's flow given existing and reasonably anticipated peak-hour flows, the pro rata share shall be computed as follows:

$$\text{Developer's cost} / \text{Total cost of enlargement or improvement} = \frac{\text{Development generated gallons per day to be accommodated by the enlargement or improvement}}{\text{Capacity of enlargement or improvement (gals. per day)}}$$

(2) *For water supplies.* The applicant's proportionate share of water distribution facilities including the installation, relocation, or replacement of water mains, hydrants, valves, and associated appurtenances shall be computed as follows:

(a) The capacity and the design of the water supply system shall be based on the standards specified or approved by the City Engineer;

(b) The City Engineer shall provide the applicant with the existing and reasonably anticipated capacity limits of the affected water supply system in terms of average demand, peak demand, and fire demand; and

(c) If the existing system does not have adequate capacity as defined above to accommodate the applicant's needs, the pro rata share shall be computed as follows:

$$\text{Developer's cost} / \text{Total cost of enlargement or improvement} = \frac{\text{Development generated gallons per day to be accommodated by the enlargement or improvement}}{\text{Capacity of enlargement or improvement (gals. per day)}}$$

(3) *For streets or roads.* The applicant's proportionate share of street improvements, alignment, channelization, barriers, new or improved traffic signalization, signs, curbs, sidewalks, trees, utility improvements not covered elsewhere, the construction or reconstruction of new or existing streets, and other associated street or traffic improvements shall be as follows:

(a) The City Engineer shall provide the applicant with the existing and reasonably anticipated future peak-flows for the off-tract improvement; and

(b) If the existing system does not have adequate capacity as defined above, the pro rata share shall be computed as follows:

$$\text{Developer's cost} / \text{Total cost of enlargement or improvement} = \text{Development peak hour traffic to be accommodated by the enlargement or improvement} / \text{Capacity of enlargement or improvement (peak hour traffic)}$$

(4) *For drainage improvements.* The applicant's proportionate share of storm water and drainage improvements including the installation, relocation, or replacement of storm drains, culverts, catch basins, manholes, riprap, improved drainage ditches and appurtenances, and relocation or replacement or other storm drainage facilities or appurtenances, shall be determined as follows:

(a) The capacity and the design of the drainage system to accommodate storm water runoff shall be computed by the developer's engineer and approved by the City Engineer; and

(b) The capacity of the enlarged, extended, or improved system required for the subdivision and areas outside of the developer's tributary to the drainage system shall be determined by the developer's engineer subject to approval of the City Engineer. The developer's engineer shall prepare the plans for the system improvements and the estimated cost of the enlarged system calculated by the City Engineer. The pro rata share for the proposed improvements shall be computed as follows:

$$\text{Developer's cost} / \text{Total cost of enlargement or improvement} = \text{Development generated peak rate of runoff expressed in cubic feet per second to be accommodated by the enlargement or improvement} / \text{Capacity of enlargement (total capacity expressed in cubic feet per second)}$$

(5) *For other improvements.* The applicant's proportionate share of other capital improvements shall be computed as follows:

$$\text{Developer's cost} / \text{Total cost of enlargement or improvement} = \text{Development share of enlargement or improvement} / \text{Capacity of enlargement or improvement}$$

(Ord. 180, passed 11-1-2004)

§ 151.108 ESCROW ACCOUNTS.

Where the proposed off-tract improvement is to be undertaken at some future date, the monies required for the improvement shall be deposited in a separate interest-bearing account to the credit of the city until the time as the improvement is constructed. If the off-tract improvement is not begun within 2 years of deposit, all monies and interest shall be returned to the applicant.

(Ord. 180, passed 11-1-2004)

DOCUMENTATION REQUIREMENTS**§ 151.120 PURPOSE.**

The documents to be submitted are intended to provide the municipality with sufficient information and data to assure compliance with all municipal codes and specifications and ensure that the proposed development meets the design and improvement standards contained in this chapter. The specification of documents to be submitted is based on the type of development and particular stage of development application.
(Ord. 180, passed 11-1-2004)

§ 151.121 REQUIREMENTS.

The documents and information to be submitted are shown below. In specific cases and for documented reasons, the municipality may waive the submission of a particular document. The reasons for waiver shall be indicated in the minutes of the approving authority.

<i>Required Submission Documents</i>			
<i>Item Number and Information Description</i>	<i>Sketch Plan</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
<i>I. Plat Information</i>			
1. Name, address of owner and/or applicant	X	X	X
2. Name, signature, license number, seal and address of land surveyor, engineer, architect, or other person involved in preparing the plat.		X	X
3. Name of subdivision - which shall not duplicate the name of any plat previously recorded in Rice County		X	X
4. Title block, denoting type of application, county name, and name of city.		X	X
5. A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, school district boundaries, or other key geographic references within 500 feet of the development property and the date of the survey.		X	
6. Location of boundary lines in relation to a known section, quarter section, or quarter-quarter section lines comprising a legal description of the property.		X	X
7. North arrow and scale (not more than 100 feet per inch)	X	X	X

<i>Required Submission Documents</i>			
<i>Item Number and Information Description</i>	<i>Sketch Plan</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
8. Proof of property title		X	
9. Title opinion and abstract			X
10. Proof that taxes are current		X	X
11. Signature blocks for Mayor, City Clerk/Treasurer, and City Engineer			X
12. Certification blocks:			
a. for registered land surveyor indicating that all the monuments shown on the plat actually exist, and their location, size, and material are correctly shown.			X
b. notarized certification by owner, and by any mortgage holder by record, of the adoption of the plat and the dedication of streets, easements, other rights-of-way, and any lands for public use.			X
c. for the Rice County Treasurer indicating that all taxes and special assessments against the property have been paid in full prior to recording of the plat.			X
d. approval and review blocks to be signed by the Zoning Board Chairperson, the City Mayor, and the City Clerk/Treasurer.			X
e. space for a certificate of review and approval to be signed by the Zoning Board, such as: "This plat of _____ was approved and accepted by the Zoning Board of Morristown at a meeting held this ___ day of __, 20__."			X
f. space for a certificate or review and approval to be signed by the City Council, such as: "This plat of _____ was approved and accepted by the City Council of the City of Morristown at a regular meeting held this ___ day of __, 20__."			X
13. Boundary lines of adjoining unsplit or split land within 100 feet, identified by name and ownership, including all contiguous land owned or controlled by subdivider.	X	X	
14. Boundary line survey, including measured distance and angles, which shall close by latitude and departure with an error of closure not exceeding 1 foot in 5,000 feet.		X	X
15. Acreage of tract to the nearest tenth of an acre.		X	X
16. Existing zoning classification for land in and abutting the subdivision, and other information as requested.	X	X	
17. Monumentation			X
18. Plat shall be on 22 inches x 34 inches sheets or larger.		X	X

Morristown - Land Usage

<i>Required Submission Documents</i>			
<i>Item Number and Information Description</i>	<i>Sketch Plan</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
19. Date of original and all revisions		X	
20. Location and dimensions of any existing or proposed streets.	X (general)	X	X
21. Dimensions, bearings, curve data, length of tangents, radii, arcs, and central angles for all centerlines and rights-of-way, and centerline curves on streets.			X
22. Existing rail lines and/or rail rights-of-way.		X	X
23. Existing electric power lines and street lights.		X	
24. Existing gas and oil pipelines.		X	
25. Existing parks, public lands, and land to be set aside for public use.	X (general)	X	
26. Existing buildings and structures, size, location, and setbacks.	X (general)	X	
27. Easements, existing and proposed.	X (general)	X	X
28. All proposed lot lines and area of lots (sq. ft.)		X	X
29. Proposed restrictive covenants if they are to be used for preliminary plat. Restrictive covenants, if any, of all adjoining subdivisions.	X (existing)	X	X
30. Development stages or staging plans.		X	
31. List of required regulatory approvals or permits.			X
32. List of variances required or requested.		X	
33. Payment of application fees.	X	X	X
<i>II. Environmental Information</i>			
34. All existing wetlands or other environmentally sensitive areas on and within 100 feet of the site.	X (general)	X	X
35. Two copies of a complete topographic map with contour intervals not greater than 2 feet, superimposed on at least 1 print of the preliminary plat that extends at least 100 feet beyond the subject property. United States Geologic Survey datum shall be used for all topographic mapping.		X	
36. Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features.	X (general)	X	X
37. Complete drainage concept including proposed grading and drainage of site.		X	X

<i>Required Submission Documents</i>			
<i>Item Number and Information Description</i>	<i>Sketch Plan</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
<i>III. Improvements and Construction Information</i>			
38. Proposed utility infrastructure plans, including sanitary sewers, water supply, storm water management, fire hydrants, telephone, electric, and cable TV.		X	X
39. Soil erosion and sediment control plan.		X	X
40. Proposed street names.		X	X
41. Road and paving cross-sections and profiles.		X	X
42. New block and lot numbers.	X		X
43. Lighting plan and details.		X	X
44. Landscape plan and details.		X	X
45. Site identification signs, traffic-control signs, and directional signs.		X	X
46. Vehicular and pedestrian circulation patterns.	X (general)	X	X
47. Parking plan showing spaces, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.		X	

(Ord. 180, passed 11-1-2004)

ENFORCEMENT

§ 151.135 VIOLATIONS.

(A) *Sales of lots from unrecorded plats.* It shall be a misdemeanor to sell, trade, or otherwise convey any lot or parcel of land as a part of, or in conformity with, any plan, plat, or replat of any subdivision or area located within the jurisdiction of this chapter unless the plan, plat, or replat shall have first been recorded in the office of the Recorder of Rice County.

(B) *Receiving or recording unapproved plats.* It shall be unlawful for a private individual to receive or record in any public office any plans plats of lands laid out in building lots and streets, alleys, or other portions of the same intended to be dedicated to public or private use, or for the use of purchasers or owners of lots fronting on or adjacent thereto and located within the jurisdiction of this chapter, unless the same shall there thereon, by endorsement or otherwise, be approved by the City Council.

(C) *Misrepresentation.* It shall be a misdemeanor for any person owning an addition or subdivision of land within a city to represent that any improvement upon any of the streets, alleys, or avenues of the

addition or subdivision has been constructed according to the plan's specifications approved by the City Council, or has been supervised or inspected by the city when the improvements have not been so constructed, supervised, or inspected.

(D) *Misdemeanor.* Anyone violating any of the provisions of this chapter shall be guilty of a misdemeanor. Each day during which compliance is delayed shall constitute a separate offense. In addition, nothing shall prevent the city from exercising its civil remedies in response to a violation of this chapter, including, but not limited to, an action for an injunction.
(Ord. 180, passed 11-1-2004) Penalty, see § 10.99

§ 151.136 FEES, CHARGES, AND EXPENSES.

(A) Fees and charges, as well as expenses incurred by the city for engineering, planning, attorney, and other services related to the processing of application, shall be established by resolution of the Council and collected by the City Clerk/Treasurer for deposit in the city's accounts. Fees shall be established for the processing of request for platting, major and minor subdivisions, review of plans, and any other subdivision-related procedures as the Council may from time to time establish. The Council may also establish charges for public hearings, special meetings, or other such Council or Zoning Board actions as are necessary to process application.

(B) The fees, charges, and estimated expenses, shall be collected prior to city action on any application. All the applications must be accompanied by a written agreement between the city and the applicant/land owner (when the land owner and applicant are not the same person or entity, both the land owner and applicant must sign the agreement). Whereby the applicant/land owner agrees to pay all applicable fees, charges, and expenses as set forth by Council resolution, and which allows the city to assess that the above fees, charges, and expenses against the land owner if the monies are not paid within 30 days after a bill is sent to the applicant/land owner.

(C) The fees referred to above are only an estimate of the expense the city may incur. The applicant is responsible for any and all fees incurred by the city that result from his or her request. All charges are due and payable before the city signs a plat.

(D) These fees shall be in addition to sewer access charges, water access charges, zoning permit fees, inspection fees, subdivision fees, charges and expenses, and other such fees, charges, and expenses currently required by ordinance, or which may be established by ordinance in the future.
(Ord. 180, passed 11-1-2004)

Section

Legal Statements and Definitions
CHAPTER 152: ZONING CODE

- 152.001 Title
- 152.002 Purpose
- 152.003 Rules
- 152.004 Applications and interpretation
- 152.005 Definitions
- 152.006 Effective date

Nonconforming Uses of Land and Structures

- 152.020 Nonconforming uses of land
- 152.021 Nonconforming structures or buildings
- 152.022 Discontinuance of use
- 152.023 Construction on nonconforming lots of record

General Provisions

- 152.035 Application of district regulations
- 152.036 Lot width and lot depth
- 152.037 Uses not provided for within zoning districts

Zoning Map

- 152.050 Official Zoning Map
- 152.051 Rules for interpretation of district boundaries
- 152.052 Annexed property

A Agricultural District

- 152.065 Purpose
- 152.066 Dwelling restrictions
- 152.067 Construction on lots of record
- 152.068 Required street frontage for developable lots
- 152.069 Lot design standards
- 152.070 Height regulations
- 152.071 General regulations

- 152.072 Permitted uses
- 152.073 Permitted accessory uses
- 152.074 Conditional uses
- 152.075 Zoning permits required

R-1 Residential District

- 152.090 Purpose
- 152.091 Dwelling restrictions
- 152.092 Construction on lots of record
- 152.093 Required street frontage for developable lots
- 152.094 Lot design standards
- 152.095 Setback exceptions
- 152.096 Height regulations
- 152.097 Access drives
- 152.098 General regulations
- 152.099 Permitted uses
- 152.100 Permitted accessory uses
- 152.101 Conditional accessory uses
- 152.102 Conditional uses
- 152.103 Zoning permits required

B-1 Highway Commercial District

- 152.115 Purpose
- 152.116 Construction on lots of record
- 152.117 Required street frontage for developable lots
- 152.118 Lot design standards
- 152.119 Height regulations
- 152.120 General regulations
- 152.121 Permitted uses
- 152.122 Accessory uses
- 152.123 Conditional uses
- 152.124 Zoning permits required

B-2 Central Business District

- 152.135 Purpose
- 152.136 Special requirements
- 152.137 Construction on lots of record
- 152.138 Required street frontage for developable lots
- 152.139 Lot design standards
- 152.140 Height regulations
- 152.141 Parking requirements
- 152.142 General regulations

- 152.143 Permitted uses
- 152.144 Accessory uses
- 152.145 Conditional uses
- 152.146 Zoning permits required

I-1 Industrial District

- 152.160 Purpose
- 152.161 Construction on lots of record
- 152.162 Required street frontage for developable lots
- 152.163 Lot design standards
- 152.164 Height requirements
- 152.165 Screening requirements
- 152.166 General regulations
- 152.167 Permitted uses
- 152.168 Accessory uses
- 152.169 Conditional uses
- 152.170 Zoning permits required

R-M Residential-Mobile Home District

- 152.185 Purpose
- 152.186 Location
- 152.187 Permitted uses
- 152.188 Permitted accessory uses
- 152.189 Procedure for manufactured home park or manufactured home subdivision approval
- 152.190 Manufactured home park design and development requirements
- 152.191 General provisions
- 152.192 Administration

Performance Standards

- 152.205 Home occupations
- 152.206 Travel trailers, recreational or camping vehicles, and cabins
- 152.207 Removal of soil, sand, and other material
- 152.208 Exterior storage requirements
- 152.209 General fencing, landscaping, and vision clearance standards
- 152.210 Standards for required screening structures
- 152.211 Required trash areas
- 152.212 Grading and alteration of lots
- 152.213 Single-family attached dwelling units
- 152.214 Vehicle storage
- 152.215 Environmental and health standards
- 152.216 Parking standards
- 152.217 Off-street loading berth requirements

Morristown - Land Usage

- 152.218 Sign regulations
- 152.219 Telecommunication towers and antennae
- 152.220 Drive-in business design standards
- 152.221 Building relocation requirements
- 152.222 Swimming pools; outdoors
- 152.223 Subdivision of 2-family home or twin home development
- 152.224 Residential planned unit development (PUD)
- 152.225 Junk yards or auto salvage yards
- 152.226 Non-conforming building materials

Administration; Conditional Use Permits

- 152.240 Purpose
- 152.241 Procedure
- 152.242 Findings
- 152.243 Reconsideration
- 152.244 Laps of conditional use permit by non-use
- 152.245 Violations

Administration; Variance

- 152.260 Board of Adjustments and Appeals
- 152.261 Written reports and recommendations to Board to become permanent record
- 152.262 Standard for variation
- 152.263 Appeal of administrative decisions or orders
- 152.264 Procedures
- 152.265 Reconsideration
- 152.266 Appeals
- 152.267 Lapse of variance or appeal

Administration; Amendments

- 152.280 Kinds of amendments
- 152.281 Initiation of proceedings
- 152.282 Procedure
- 152.283 Limitation on applications
- 152.284 Appeal

Administration; Enforcement

- 152.295 Generally
- 152.296 Zoning permits required
- 152.297 Zoning permit application
- 152.298 Approval or denial of zoning permit
- 152.299 Construction and use to be same as application and plans

152.300 Fees

Administration; Fees, Violations, Duties, and Interpretations

- 152.315 Schedule of fees
- 152.316 Complaints regarding violations
- 152.317 Violation of zoning code may be enjoined
- 152.318 Violation a misdemeanor
- 152.319 Duties of City Clerk/Treasurer, Zoning Administrator, Zoning Committee, and City Council

Administration; Zoning Committee

- 152.330 Establishment of the Zoning Committee
- 152.331 Proceedings of the Zoning Committee
- 152.332 Powers
- 152.333 Public hearing and notice
- 152.334 Authority to impose conditions
- 152.335 Violations

Shoreland Overlay District

- 152.350 Statutory authorization
- 152.351 Notifications of the Department of Natural Resources
- 152.352 Definitions
- 152.353 Shoreland classification system
- 152.354 Lot area and width standards
- 152.355 Placement design, and height of structures
- 152.356 Agricultural use standards
- 152.357 Vegetation alteration
- 152.358 Topographic alteration (grading and filling)
- 152.359 Placement and design of roads, driveways, and parking areas
- 152.360 Stormwater management
- 152.361 Water supply and wastewater treatment

LEGAL STATEMENTS AND DEFINITIONS

§ 152.001 TITLE.

The Morristown Zoning Ordinance.
(Ord. 170, § 1.01, passed 5-6-2002)

§ 152.002 PURPOSE.

The intent of this chapter is to protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use of land and structures. This chapter shall divide the city into use districts and establish regulations governing the uses of land and structures, including the location, construction, and alteration of structures. The regulations are established to protect access to property; to prevent congestion in the public right-of-way; to regulate the density of population; to provide for compatibility of different land uses; to provide for administration of this chapter; to provide for amendments; to prescribe penalties for violation of the regulations; and to define powers and duties of the Board of Adjustment and Appeals (City Council), the Zoning Committee, and the City Council in relation to the zoning ordinance.

(Ord. 170, § 1.02, passed 5-6-2002)

§ 152.003 RULES.

(A) *Generally.* Unless the context otherwise dictates, the following rules of interpretation shall apply.

(B) *Specifically.*

(1) The singular number includes the plural, and the plural the singular.

(2) The present tense includes the past and the future tenses, and the future tense includes the present.

(3) The word “shall” is mandatory, while the word “may” is permissive.

(4) The masculine gender includes the feminine and the neuter.

(5) All measured distances shall be the nearest integral foot. If a fraction is 1/2 foot or less, the integral foot next below shall be taken.

(Ord. 170, § 1.03, passed 5-6-2002)

§ 152.004 APPLICATIONS AND INTERPRETATION.

(A) The provisions of this chapter shall be held to be the minimum requirements for the promotion of public health, safety, and welfare.

(B) Where the requirement imposed by any provisions of this chapter is either more or less restrictive than a comparable requirement imposed by any law, ordinance, statute, resolution, or

regulation of any kind, the regulation which is more restrictive or which imposes higher standards or requirements shall prevail.

(C) No structure shall be erected, converted, enlarged, reconstructed, or altered, and no structure or land shall be used for any purpose or in any manner that is not in conformity with the provisions of this chapter.

(Ord. 170, § 1.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.005 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABUTTING, ABUT. To have a common border, including parcels separated by right-of-way, alley, or easement.

ACCESS DRIVEWAY. The area between the traveled portion of a roadway and a parking lot used by motor vehicles for access to and from the parking lot.

ACCESSORY STRUCTURE. A subordinate structure located on the same lot as the principle structure, the use of which is incidental and accessory to that of the principal structure.

ACCESSORY USE. A use incidental to, and on the same lot as, a principal use.

AGRICULTURE. A use of land, which includes farming, dairying, pasturage, agriculture, horticulture, viticulture, and animal and poultry husbandry.

ALLEY. A public or private way permanently reserved as a secondary means of access to property.

ANCHORING EQUIPMENT. This term means bolts, straps, cables, turnbuckles, and chains, including tensioning devices, which are used with ties to secure a structure to a foundation system.

ANCHORING SYSTEM. Any method used for securing a structure to a foundation system.

ANTENNA. (See also **SATELLITE DISH ANTENNA.**) A wire or set of wires used in transmitting and receiving electromagnetic waves and including the supporting structure; includes, but is not limited to, amateur radio antennas, television antennas, and satellite dishes.

BASEMENT. The portion of a building that is partly or completely below grade.

BEDROOM. A room in a dwelling unit planned and intended for sleeping, separable from other rooms by a door.

2008 S-1

72

Morristown - Land Usage

BILLBOARD. A structure upon which a sign is located which directs attention to a business commodity, service, or entertainment, which is located or provided elsewhere than upon the premises where the structure is located.

BUFFER AREA. A strip of land established to protect 1 type of land use from another land use. Normally, the area is landscaped and kept in open space use.

BUILDABLE PORTION OF A LOT. The portion of a lot other than required yard setback areas upon which the principal building may be located under the terms of this chapter.

BUILDING. Any structure, designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.

BUILDING HEIGHT. The vertical distance measured from the adjoining curb grade to the highest point of the roof surface if a flat roof, to the deck-line of a mansard roof, and to the mean height

level between eaves and ridges for a gable, hip, or gambrel roof; provided that where a building is set back from the street line, the height of the building shall be measured from the average elevation of the finished surface of the ground adjacent to the exterior walls of the building.

CITY CLERK/TREASURER. This term and term usage shall include the City Clerk/Treasurer and/or appointed officials or representatives of the city where it is deemed appropriate, including, but not limited to, the following: Zoning Administrator, City Engineer, or Building Official.

COMMERCIAL USE. An occupation, employment, or enterprise that is carried on for profit by the owner, lessee, of licensee.

CONDITIONAL USE. A use that, owing to some special characteristics attendant to its operation or installation (for example, potential danger, smoke, or noise), is permitted in a district subject to approval by the City Council, and subject to special requirements for the district in which the conditional use may be located.

CONVENTIONAL CONSTRUCTION. Essentially all construction of the structure is accomplished on the building site and is construed to be permanently placed.

COUNCIL. The City Council of the City of Morristown, Minnesota.

CUL-DE-SAC. A local street, 1 end of which is closed and consists of a circular turn around.

DAY CARE FACILITY.

(1) **FAMILY CHILD CARE HOME.** A private residence where care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 children at 1 time, including children of the adult provider.

2008 S-1

Zoning Code

72A

(2) **GROUP CHILD CARE CENTER, CLASS 1.** A building or structure where care, protection, and supervision are provided, on a regular schedule, at least twice a week to at least 7 and no more than 12 children, including children of the adult provider.

(3) **GROUP CHILD CARE CENTER, CLASS 2.** A building or structure where care, protection, and supervision are provided on a regular schedule, at least twice a week to more than 12 children, including children of the adult provider.

DECK. Horizontal, unenclosed platform, greater than 50 square feet in size, with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending above grade.

DISTRICT. See **ZONE**.

DWELLING, MULTIPLE. A residence designed for or occupied by 3 or more families, with separate housekeeping and cooking facilities for each.

DWELLING, SINGLE-FAMILY. A residential building containing not more than 1 dwelling unit entirely surrounded by open space on the same lot.

2008 S-1

DWELLING, SINGLE-FAMILY ATTACHED. A building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings.

DWELLING, 2-FAMILY. A residence designed for 2 families only, with separate housekeeping and cooking facilities for each.

DWELLING UNIT. A room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, and eating purposes.

FAMILY. One or more persons occupying a single housekeeping unit and using common cooking facilities, provided that unless a majority of the members are related by blood or marriage, no such family shall contain over 5 persons.

FEEDLOT. Any tract of land or structure, pen, or corral, wherein cattle, horses, sheep, goats, swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market.

FLOOD PLAIN. Flood plain or flood-prone area means any land area susceptible to being inundated by water from any source.

FLOODWAY. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than 1 foot at any point.

FLOODWAY FRINGE. All that land in the flood plain not lying within a delineated floodway. Land within a **FLOODWAY FRINGE** is subject to inundation by relatively low velocity flows and shallow water depths.

FLOOR AREA, GROSS. The total gross floor area on all floors as measured to the outside surfaces of exterior walls, excluding crawl spaces, garages, car ports, breezeways, attics, open porches, balconies, and terraces.

FRONTAGE. The straight line distance between the intersection of the side lot lines and the front lot line.

GARAGE, PRIVATE. A building for the private use of the owner or occupant of a principal building situated on the same lot as the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial nature.

GARAGE, REPAIR. A building designed and used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, painting, and body work.

GARAGE SALE. (Also known as attic sale, garbage sale, junk sale, lawn sale, moving sale, patio sale, rummage sale, tag sale, thrift sale, yard sale, basement sale and all other periodic sales at a residential location) An informal, irregularly scheduled event for the sale of used goods by private individuals, in which sellers are not required to obtain business licenses or collect sales tax.

GAS STATION. See **SERVICE STATION.**

GLARE. A sensation of brightness within the visual field that causes annoyance, discomfort, or loss in visual performance.

GRADE. The average of the finished ground level at the center of all walls of a building.

HARD SURFACED. A descriptive term used in conjunction with a surface feature or improvement required to be made to a lot and meaning the use of concrete or bituminous material.

HEIGHT. See **BUILDING HEIGHT.**

HOME OCCUPATION. An occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit.

INOPERABLE VEHICLE. Any vehicle designed for transportation or any other use on public rights-of-way and not in running condition either temporarily or permanently, or any such vehicle which does not meet all vehicle requirements for operation on public rights-of-way set forth by M.S. Ch. 169, as it may be amended from time to time. **INOPERABLE VEHICLES** would include, but not be limited to, inoperable implements of husbandry, vehicles lacking wheels, lighting, brakes, wheel coverings, bumpers, windshields, or horns.

INSTITUTION. A building occupied by a nonprofit corporation or a nonprofit establishment for public use.

JUNK YARD. A parcel of land in an R-1 Zoning District on which 2 or more motor vehicles not in running condition, or parts thereof are stored in the open, in a fenced area, or in a partially enclosed building, or, a parcel of land in any other zoning district on which 4 or more motor vehicles not in running condition, or parts thereof are stored in the open, in a fenced area, or in a partially enclosed building. Also, any parcel of land which is used for wrecking or storing of the motor vehicles or farm machinery, or parts thereof, are stored in the open, and including an open area where waste, scrap metal, used building materials, paper, rags or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled.

LANDING. Horizontal, unenclosed platform, with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending above grade, with an area no larger than 50 square feet.

LOT. A platted parcel of land intended to be separately owned.

LOT, AREA. The area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines.

LOT, CORNER. A lot abutting on and at the intersection of 2 or more streets.

LOT DEPTH. The average horizontal distance between the front and rear lot lines.

LOT, FLAG. Lots or parcels that the city has approved with less frontage on a public street than is normally required.

LOT, INTERIOR. An interior lot is a lot other than a corner lot.

LOT LINE. A line dividing 1 lot from another or from a street or alley.

LOT LINE, FRONT. On an interior lot, the lot line abutting a street; or, on a corner lot, the lot line(s) abutting a street(s); or, on a through lot, the lot lines abutting a street(s).

LOT LINE, REAR. The rear property line of a lot is that lot line opposite the front property line. A lot bounded by only 3 lot lines will not have a rear lot line.

LOT LINE, SIDE. Any boundary of a lot that is not a front or rear lot line.

LOT OF RECORD. (See also **LOT**.) A lot which is part of a subdivision, the map of which has been recorded in the office of the County Recorder of Rice County, Minnesota, or a parcel of land described by metes and bounds, the description of which has been recorded in the office of the County Recorder of the county.

LOT, THROUGH. A lot that has a pair of opposite lot lines along 2 substantially parallel streets, and which is not a corner lot. On a through lot, both street lot lines shall be deemed front lot line.

LOT WIDTH. The horizontal distance between side lot lines, measured at the required front setback line. In the case of a lot fronting a curvilinear street or cul-de-sac or otherwise irregular in shape or size, the width shall be determined by measuring the horizontal distance from the side lot lines measured at the front yard setback line.

MANUFACTURED HOME. A structure, transportable in 1 or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer file a certification required by the secretary of the U.S. Department of Housing and Urban Development and complies with the standard established under M.S. Ch. 327, as it may be amended from time to time.

MANUFACTURED HOME PARK. Any site, lot, field, or tract of land upon which 2 or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of the manufactured home park.

MANUFACTURED HOME SITE. The part of an individual lot or space within a manufactured home park designed for the placement of 1 manufactured home.

MOBILE HOME. A transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standard Act of 1974, being U.S.C. §§ 5401 et seq., which became effective 6-15-1976.

NONCONFORMING BUILDING. Any building that does not meet the requirements for the building size and location on a lot, for the district in which the building is located, or for the use to which the building is being put.

NONCONFORMING LOT. A lot, which at the time it was initially created or defined, was not in violation of any law or regulation, but which fails to conform to the requirements of this chapter.

NONCONFORMING USE. A lawful use of land that does not comply with the use regulations for its zoning district, but which complied with applicable regulations at the time the use was established.

OPEN SPACE. Land use for recreation, resource protection, amenity, and/or buffers. In no event shall any area of a lot constituting neither the minimum lot area nor any part of an existing or future road or right-of-way be counted as constituting open space.

PARK. An area open to the general public reserved for recreational, educational, cultural, or aesthetic purposes.

PARK MANAGEMENT. The person who owns or has charge, care, or control of the manufactured home park.

PARK STREET. A private way that affords principal means of access to individual manufactured home lots or auxiliary buildings.

PARKING LOT. An area not within a building where motor vehicles may be parked hourly, daily, or overnight off-street parking.

PERFORMANCE GUARANTEE. A financial guarantee to ensure that all improvements, facilities, or work required by this chapter will be completed in compliance with the ordinance, regulations, and approved plans and specifications of a development.

PERMIT (ZONING PERMIT). A written permit or certification issued by the City Council, City Clerk/Treasurer, or Zoning Administrator permitting the construction, alteration, and extension of any permanent structure.

PERSON. The use of this term includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

PRINCIPAL BUILDING. A building in which the principle use of the lot on which the building is located is conducted.

PRINCIPAL USE. The main use of land or structures, as distinguished from a secondary or accessory use.

RECREATIONAL VEHICLE.

(1) Any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses;

(2) Any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation;

(3) Any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and

(4) Any folding structure, mounted on wheels and designed for travel, recreation, and vacation use.

RIGHT-OF-WAY. A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles.

ROAD, HARD SURFACED. Paved with asphalt, concrete, or portland cement concrete.

ROAD, PRIVATE. A way open to vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties. This definition shall not apply to driveways.

ROAD, PUBLIC. All public property reserved or dedicated for street traffic.

SATELLITE DISH ANTENNA. A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. The device shall be used to transmit and/or receive radio or electromagnetic wave between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

SERVICE STATION. Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneup, lubrication, minor repairs, and carburetor cleaning are conducted. **SERVICE STATIONS** shall not include premises where automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

SETBACK. The minimum horizontal distance between the lot or property line and the nearest front, side, or rear line of the building (as the case may be), including any covered projection thereof, excluding steps.

SIGN. A structure or device designed or intended to convey information to the public or written or pictorial form. A **SIGN** includes, but is not limited to, any and all reading matter, letters, numerals,

pictorial representations, emblems, trademarks, flags, banners, streamers, pennants, inscriptions and patterns, whether affixed to a building, painted or otherwise depicted on a building, or separated from any building, and shall include window signs.

SIGN, AWNING, CANOPY, OR MARQUEE. A sign painted, stamped, perforated, or stitched, or otherwise applied on the valance of an awning. Also included are, illuminated architectural canopy signs (backlit awning), which are enclosed, illuminated structures that are attached to the wall of a building with the face of the sign approximately parallel to the wall and with the message integrated into the face.

SIGN, BILLBOARD, OR POSTER PANEL. A sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at location other than where the sign is located.

SIGN, BUSINESS. A sign that identifies the business, project, profession, service, or activity conducted, sold, or offered upon the premises where the sign is located.

SIGN, FLASHING. Any sign, which, by method or manner of illumination, flashes on or off, winks, or blinks with varying light intensity, shows motion, or creates the illusion of motion or revolves in a manner to create the illusion of being on or off. Illuminated signs that indicated the time, temperature, weather, or similar public service information shall not be considered flashing signs.

SIGN, FREESTANDING (PYLON). A sign erected on free standing shafts, posts, walls, or piers which are solidly affixed to the ground and not attached to a building. In addition, the term ***SIGN PYLON*** shall also mean a sign inflated or otherwise suspended or anchored to mooring lines or cables solidly affixed to the ground or attached to a building. A ***PYLON SIGN*** shall be considered as 1 sign, though it may have 2 faces. So long as the faces are parallel to each other and are not separated by more than 20 inches.

SIGN, ILLUMINATED. A sign illuminated in any manner by an artificial light source.

SIGN, INDIRECTLY ILLUMINATED. A sign illuminated by an external artificial light source, in such a manner that no direct rays of light are projected from the source into residence districts or public streets.

SIGN, NAMEPLATE. A sign that states the name and address, or both, of the occupant of the lot where the sign is located.

SIGN, PORTABLE. A sign so designed as to be moveable from 1 location to another, and which is not permanently attached to the ground, sales display device or structure.

SIGN, PROJECTING. Any sign other than a wall sign that is attached to and projects from the wall or face of a building or structure, including a canopy/marquees sign.

SIGN, ROOF. Any sign erected upon, against, or directly above a roof or roof eave, or on top or above the parapet, or on a functional architectural appendage above the roof or roof eave.

SIGN, SURFACE AREA OF. The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border. Curved, spherical, or any other shaped sign face be computed on the basis of actual surface area. The copy of signs composed individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of the letter or devices. The calculation for a double-faced sign shall be the area of 1 face only. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than 24 inches apart.

SIGN, TEMPORARY. Any sign that is erected or displayed for a special period of time, and not of a permanent nature.

SIGN, WALL. A sign which is attached to the wall of a building with the face in a plane parallel to the wall, and not extending more than 18 inches from the face of the wall.

SIGN, WINDOW. A sign painted, stenciled, or affixed on a window, which is visible from a right-of-way.

STORY. The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, the space between the floor and the ceiling above it. A basement shall be counted as a story if its ceiling is over 6 feet above the average level of the finished ground surface adjoining the exterior walls of the story, or if it is used for business or dwelling purposes.

STREET. A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles.

STREET, IMPROVED PUBLIC. A local street or road under the jurisdiction of the city, township, county, or state which is maintained so as to allow normal vehicular access to adjacent properties.

STREET LINE. The right-of-way line of a street.

STRUCTURAL ALTERATIONS. Any change in the supporting member of a structure, such as bearing walls, partitions, columns, beams, or girders, or any substantial change in the roof or any exterior walls.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including, but not limited to, buildings, mobile homes, walls, fences, billboards, and poster panels.

SUBDIVIDE. To divide a lot of record if any lot resulting from the division is less than 2-1/2 acres in area.

SUBDIVISION. Any division of land creating new public rights-of-way shall be deemed a ***SUBDIVISION.***

SWIMMING POOL, OUTDOORS. Any structure, basin, chamber, or tank containing an artificial body of water for swimming, diving, or recreational bathing and having a depth of more than 24 inches at any point and a surface area exceeding 150 square feet.

TEMPORARY USE. A use allowed only by permit authorized by the City Council for a limited time period.

VARIANCE. A relaxation by the Zoning Administrator and/or the Planning Commission of the dimensional regulations of the code where the action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions or the situation of the applicant, a literal enforcement of this code would result in unnecessary and undue hardship.

YARD. Any open space located on the same lot with a building, unoccupied and unobstructed from the ground up, except for accessory buildings, or the projections as are expressly permitted in these regulations.

(Ord. 170, § 1.06, passed 5-6-2002)

§ 152.006 EFFECTIVE DATE.

This chapter shall become effective upon its publication according to law.
(Ord. 170, § 18, passed 5-6-2002)

NONCONFORMING USES OF LAND AND STRUCTURES

§ 152.020 NONCONFORMING USES OF LAND.

(A) *Generally.* Where, at the effective date of adoption or amendment of this chapter, lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, the use may be continued so long as it remains otherwise lawful, subject to the following provisions.

(B) *Specifically.*

(1) No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied to the effective date of adoption or amendment of this chapter.

(2) No nonconforming use shall be moved in whole, or in part, to any other portion of the lot or parcel occupied by the use at the effective date of adoption or amendment of this chapter.

(3) If any such nonconforming use of land is voluntarily discontinued for 90 days or more, any subsequent use of the land shall conform to the regulations specified by this chapter for the district in which the land is located.

(Ord. 170, § 2.01, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.021 NONCONFORMING STRUCTURES OR BUILDINGS.

(A) *Generally.* Where lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, height, yard, or other characteristics of the structure or its location on the lot, the structure may be continued so long as it remains otherwise lawful, subject to the following provisions.

(B) *Specifically.*

(1) No nonconforming structure may be enlarged or altered in a way which increases its nonconformity.

(2) Should the structure be damaged by any means to an extent of more than 50% of its replacement cost at time of destruction, any reconstruction work on nonconforming structures must occur within the existing footprint of the structure, or if enlarged, must occur in a manner that does not increase its nonconformity, the work must be completed within 12 months of sustaining the damage, the reconstruction efforts must be of like or similar materials, or the architectural design and building materials be approved by the Planning Commission.

(3) Should the structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

(4) A lawful nonconforming building or structure which is the principal use of a parcel or lot and nonconforming by reason of the setbacks required by this chapter may be increased in size or bulk provided the following:

(a) The addition or alteration does not infringe upon established building lines, setbacks or any building requirements which were established when the building or structure was declared a legal nonconformity; and/or

(b) That the additions or alterations attached to the structure or building since being declared a legal nonconformity must not exceed 50% of the bulk of the building or 50% of its fair market value, as determined by the County Assessor and City Clerk/Treasurer whichever is more.

(5) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use, provided that the Zoning Committee, in

conformance with the procedures established in §§ 152.280 *et seq.*, either by proposing a general rule change or by making recommendations in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In recommending a change, the Zoning Committee may require appropriate conditions and safeguards in accordance with the provisions of this chapter.

(Ord. 170, § 2.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.022 DISCONTINUANCE OF USE.

When a nonconforming use of a structure, or structure and premises in combination, is voluntarily discontinued for 1 year or more, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

(Ord. 170, § 2.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.023 CONSTRUCTION ON NONCONFORMING LOTS OF RECORD.

(A) Lots of record in the office of the County Recorder and dated prior to May 6, 2002, that do not meet the lot size or lot width requirements of this chapter may be allowed as building sites; provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and setback requirements of this chapter are met.

(B) If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the lot size requirements of the zoning district within which it falls, it must not be considered as a separate parcel of land for the purpose of sale or development. The lot must be combined with one or more contiguous lots so they equal one or more conforming lots.

(C) If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the lot size requirements of the zoning district within which it falls, it must not be considered as a separate parcel of land for the purpose of sale or development. The lot must be combined with one or more contiguous lots so they equal one or more conforming lots.

(Ord. passed 2-7-2005, Am. 2018-5, passed 7/2/2018) Penalty, see § 10.99

GENERAL PROVISIONS

§ 152.035 APPLICATION OF DISTRICT REGULATIONS.

(A) The regulations provided by this chapter within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land use.

(B) No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, converted, enlarged, constructed, moved, or structurally altered

unless in conformity with all of the regulations herein specified for the district in which it is located, or unless otherwise exempted.

(C) No building or other structure shall hereafter be erected or altered:

- (1) In excess of the height requirements herein established;
- (2) With lot area, ground floor area, or total floor area less than the minimum;
- (3) To accommodate or house a number of families in excess of that allowed; and/or

(4) To provide for rear, side, or front yard setback areas, or other open spaces with less than the minimum dimensions herein required, or in any other manner contrary to the provisions of this chapter.

(D) No part of a yard setback area, open space, or off-street parking or loading space required for 1 use for the purpose of complying with this chapter, shall be included as part of a yard setback area, open space, or off-street parking or loading space required for any other use or building.

(E) No yard setback area or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yard setback areas or lots created after the effective date of this chapter shall meet at least the minimum requirements established by this chapter.

(F) All Dwellings in all zoning districts, with the sole exception of those located in an R-M Residential-Mobile Home District, shall be constructed with exterior building materials of a durable, maintainable material that is in keeping with the character of the existing residential area. Materials such as unfinished concrete or concrete block may compose up to 3 feet of the exterior perimeter of the structure, as measured from the ground vertically, and up to 25% of the remaining outer surface area of the structure not visible from a public right-of-way. Siding materials such as corrugated or sheet metal, unpainted wood composite materials, tile panels and reflective materials, but not glass, are prohibited. These provisions shall not apply to metal tool sheds used as assessor buildings only, located only in the rear yard portion of a lot, and not exceeding 160 square feet in area. (Ord. 170, § 3.01, passed 5-6-2002, Am. 2013-3, passed 12-2-2013; Am. 2014-1, passed 2-3-2014) Penalty, see § 10.99

§ 152.036 LOT WIDTH AND LOT DEPTH.

(A) The required lot width as established in each zoning district shall be found by measuring the horizontal distance between the side lot lines, measured at the front yard setback line.

(B) In the case of a lot fronting a curvilinear street or cul-de-sac or otherwise irregular in shape or size, the width shall be determined by measuring the horizontal distance from the side lot lines measured at the front yard setback line.

(C) The required lot depth as established in each zoning district within this chapter shall be found by measuring the shortest horizontal distance between the front lot line and the rear lot line measured from a 90-degree angle from the street right-of-way within the lot boundaries.
(Ord. 170, § 3.02, passed 5-6-2002)

§ 152.037 USES NOT PROVIDED FOR WITHIN ZONING DISTRICTS.

Whenever in any zoning district a use is neither specifically permitted nor denied, the use shall be considered prohibited. In that case, the City Council, the Zoning Committee, or a property owner may request a study by the city to determine if the use is acceptable and if so what zoning district would be most appropriate and the determination as to conditions and standards relating to the development of the use. The City Council and/or the Zoning Committee may initiate an amendment to the zoning ordinance to provide for the particular use under consideration or may find that the use is not compatible for development within the city.
(Ord. 170, § 3.03, passed 5-6-2002)

§ 152.038 SEX OFFENDER TRANSITIONAL HOUSING

(A) Purpose. In order to reduce the likelihood of recidivism; provide for the public safety; provide protection and security for crime victims; maintain neighborhood stability; re-integrate former offenders into the mainstream, law-abiding community; prevent homelessness among returning offenders; and facilitate support and supervision for offenders, the City of Morristown finds it desirable to provide for locations within the City where Sex Offender Transitional Housing can be established subject to the limitations of this Code.

(B) Definitions. For purposes of this Section the following terms shall have the following meanings:

1. Sex Offender Transitional Housing. The term Sex Offender Transitional Housing shall mean a dwelling unit or one or more habitable units in a rooming house or hotel designed, intended, or used principally to provide housing to sex offenders on supervised release or conditional release who are receiving housing assistance from the Minnesota Department of Corrections, Rice County Community Corrections, the Minnesota Department of Human Services and/or who are required to live in the housing as a condition of their release. Sex Offender Transitional Housing does not include housing declared by state law to be a permitted single-family residential use. A dwelling or lodging facility owned by the offender or a member of the offender's immediate family shall not be considered offender transitional housing.

2. The term "sex offender" shall mean a designated Level II or Level III sex offender as defined by state law or administrative rule.

(C) Restrictions. Any Sex Offender Transitional Housing shall be separated by a distance of not less than 1,000 feet from the following

1. Churches or other religious facilities where groups of people congregate.
2. Designated City parks.
3. Any property that is equipped with one or more playgrounds, baseball/softball fields, basketball courts, skating rinks, volleyball courts, or other play area that is open to the general public.
4. A licensed child day care facility or family day care facility.
5. Public or private nursery schools, elementary schools and secondary schools.

The separation distances shall be measured from the property lines of the parcel upon which the Sex Offender Transitional Housing is located and the parcel from which it shall be separated.

Pursuant to authority granted by Minnesota Statutes, Section 462.3593, Subdivision 9 the City of Morristown opts-out of the requirements of Minnesota Statutes, Section 462.3593.
(Ord. 152.038, passed 2-3-2014, Am. 2016-6, passed 9-12-2016)

ZONING MAP

§ 152.050 OFFICIAL ZONING MAP.

The city is hereby divided into zones, or districts, as shown on the Official Zoning Map, which, together with all explanatory matter thereon, are hereby adopted by reference and declared to be a part of this chapter. A copy of this zoning map is on file for public inspection in the city offices.
(Ord. 170, § 4.01, passed 5-6-2002)

§ 152.051 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

(A) *Generally.* Where uncertainty exists as to the boundaries of districts as shown on the official zoning maps, the following rules shall apply.

(B) *Specifically.*

(1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow the centerlines.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines.

(3) Boundaries indicated as approximately following city limits shall be construed as following city limits.

(4) Boundaries indicated as following shore lines shall be construed to follow the shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow the centerlines.

(5) Where physical or cultural features existing on the ground are at variance with this shown on the official zoning maps, the Zoning Committee shall interpret the district boundaries.
(Ord. 170, § 4.02, passed 5-6-2002)

§ 152.052 ANNEXED PROPERTY.

All territory that may hereafter be annexed to the city shall be considered zoned in the same manner as the contiguous territory inside the previous city limits until otherwise classified and indicated as such on the Zoning Map.
(Ord. 170, § 4.03, passed 5-6-2002)

A AGRICULTURAL DISTRICT**§ 152.065 PURPOSE.**

The A Agricultural District is intended to establish a district that is best suited for the transition from rural agricultural uses to urban uses. This district is designed for the protection of both urban and rural uses by controlling excessive and wasteful scattering of population and by holding land for eventual urban development until the time as adequate municipal facilities are available.
(Ord. 170, § 5.01, passed 5-6-2002)

§ 152.066 DWELLING RESTRICTIONS.

(A) No basement, cellar, garage, tent, or accessory building shall, at any time, be used as an independent residence or dwelling unit.

(B) All structures used for residential occupancy shall have a minimum width of 24 feet on its narrowest dimension and shall be affixed to a permanent foundation constructed of continuous poured footings. The house must sit directly on a continuous foundation wall that extends to a minimum depth of 42 inches to clay or granular fill.

(Ord. 170, § 5.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.067 CONSTRUCTION ON LOTS OF RECORD.

A principal use or building may be erected on any lot which has been approved and recorded prior to the effective date of this chapter regardless of its area or width, provided all other applicable requirements of this chapter are satisfied, and provided that the developer or property owner does not own any adjoining land on the date of adoption of this chapter.

(Ord. 170, § 5.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.068 REQUIRED STREET FRONTAGE FOR DEVELOPABLE LOTS.

All lots used for the purpose of conducting or erecting a principal use and building shall have frontage on an improved public street.

(Ord. 170, § 5.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.069 LOT DESIGN STANDARDS.

(A) *Lot area.* Every lot on which a single-family dwelling is erected shall contain an area of not less than 8,600 square feet.

(B) *Lot width.* Every lot shall have a minimum width at the building setback line of 80 feet.

(C) *Yard requirements.*

(1) *Front yard.* There shall be a minimum front yard of 20 feet from the property line. In the event the building is located on a lot at the intersection of 2 or more roads, the lot shall have a front yard abutting each such road.

(2) *Side yard.* Every building, except buildings on corner lots, shall have 2 side yards. Each side yard shall have a width of not less than 10 feet.

(3) *Rear yard.* There shall be a minimum rear yard of 25 feet.
(Ord. 170, § 5.05, passed 5-6-2002) Penalty, see § 10.99

§ 152.070 HEIGHT REGULATIONS.

(A) No permitted or conditionally permitted building shall be erected or enlarged to exceed 30 feet in height.

(B) No building used as a part of an operational farm is subject to height regulations, with the exception of increased setback requirements. For each foot in height exceeding 30 feet, an agricultural building shall be setback from property lines and road rights-of-way an additional foot beyond the minimum standards established in the yard setback requirements stated above.

(C) Building height limitations shall be determined by measuring the vertical distance from the average elevation of the finished lot grade at the front of the building to the highest point of the coping of the flat roof, or the deck line of a mansard roof or to the average height between the plate and ridge of a gable, hip, or gambrel roof.

(D) The building height limits established above shall apply to all structures except the following: belfries, chimneys or flues, church spires, cooling towers, cupolas and domes which do not contain useable space, flag poles, monuments, parapet walls extending not more than 3 feet above the limiting height of the building, water towers, poles, towers, and other structures for essential services, necessary mechanical and electrical appurtenances, television antennas not exceeding 20 feet.
(Ord. 170, § 5.06, passed 5-6-2002) Penalty, see § 10.99

§ 152.071 GENERAL REGULATIONS.

Off-street parking, signage, and other requirements that may apply to uses are set forth in §§ 152.205 *et seq.*
(Ord. 170, § 5.07, passed 5-6-2002)

§ 152.072 PERMITTED USES.

(A) *Generally.* The following uses shall be permitted within the Agricultural District.

(B) *Specifically.*

- (1) Any single-family dwelling;
- (2) Any agricultural use, including farm building, nursery, greenhouse; and

(3) Any utility facility necessary for local service.
(Ord. 170, § 5.08, passed 5-6-2002, Am 2019-7, passed 10-7-2019) Penalty, see § 10.99

§ 152.073 PERMITTED ACCESSORY USES.

(A) *Generally.* Any accessory building or use in association with any permitted or conditional use;

(B) *Residential accessory use design standards.*

(1) Two residential accessory buildings or structures are allowed per residential lot. The size of 1 accessory structure shall not exceed 1,344 square feet in size. The size of the second accessory structure shall not exceed 160 square feet in size.

(2) No detached residential accessory building or structure shall be erected or located within any required yard other than a rear yard. The accessory building or structure shall not exceed 1 story over 24 feet in height, nor exceed a wall height of 14 feet.

(3) Accessory buildings and structures shall be located not less than 10 feet from another building on the same lot (on corner lots accessory structures shall be located no closer than 25 from the side street line).

(4) All garages shall, if the vehicle entrance and driveway is located perpendicular to a public alley, be set back at least 20 feet from the public right-of-way.

(5) The large or primary accessory structure shall be constructed upon a totally concrete slab or floating foundation (Minnesota State Building Code). The second or smaller accessory structure does not need to be constructed on a concrete slab or floating foundation, if some type of constructed floor component is included with the structure. However, this type of accessory structure does need to be anchored to the ground in a manner acceptable to the Zoning Administrator.

(6) Each parcel, lot, or tract zoned for residential use shall be limited to having 2 detached accessory structures, with no more than 1 in excess of 160 square feet.

(C) *Farming accessory uses.* For all property owners in the Agricultural District on parcels of land containing 5 or more acres, and who are actively engaged in the farming profession, the standards specified above for the number and size of accessory structures do not apply. However, if the owner and/or the farm site ceases to be the location on which the farming profession is conducted, any accessory structure not conforming to the standards specified above becomes nonconforming and is therefore subject to all nonconforming structure requirements specified in this chapter.
(Ord. 170, § 5.09, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

2008 S-1

88

Morristown - Land Usage

§ 152.074 CONDITIONAL USES.

Within the Agricultural District, no structure or land shall be used for the following uses or uses deemed similar by the City Council without obtaining a conditional use permit according to the provisions of §§ 152.240 *et seq.*:

- (A) Any public or private school;
- (B) Any park, playground, or community building;
- (C) Any cemetery or mausoleum;
- (D) Any church;
- (E) Any government building;
- (F) Any child care center (day care) for pre-school children;
- (G) Any roadside structure for the sale of agricultural products;
- (H) Any (public only) airport or landing field;
- (I) Any outdoor commercial, recreational, or amusement development for temporary or seasonal periods only. Provided that not more than 5% of the land area of the site be covered by buildings and structures;
- (J) Any development of natural resources, including the extraction of sand, gravel, fill dirt, topsoil, or stone;
- (K) Gun club, country club, or private or semi-private golf course or similar recreation club or organization;
- (L) Any radio or television broadcasting tower or station;
- (M) Any commercial riding stables, dog kennels, and similar uses;
- (N) Any 2-family dwelling or multi-family dwelling; and
- (O) The relocation and/or placement of dwellings that have been occupied in a previous location. (Ord. 170, § 5.10, passed 5-6-2002) Penalty, see § 10.99

2008 S-1

Zoning Code

88A

§ 152.075 ZONING PERMITS REQUIRED.

(A) No building or structure shall be erected, reconstructed, moved, or structurally altered to increase the exterior dimensions, height, or floor area; or remodeled to increase the number of dwellings or to accommodate a change in use of the building and/or premises, or any part thereof, without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed.

(B) No zoning permits are required for the construction and/or placement of gazebos, trellises, playhouses, kennels, hot tubs, swing sets, arbors, and inflatable swimming pools.
(Ord. 170, § 5.11, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

Cross-reference:

For agricultural use standards in the Shoreland Overlay District, see § 152.356

2008 S-1

88B

Morristown - Land Usage

R-1 RESIDENTIAL DISTRICT

§ 152.090 PURPOSE.

The R-1 Residential District is intended to establish a district which will define and protect an area suitable for low to high density residential developments as the principal use of the land and to allow related facilities desirable for a residential environment. Single-family dwellings are the primary residential use; however, multi-family dwelling structures may be allowed subject to the special provisions of this chapter.

(Ord. 170, § 6.01, passed 5-6-2002)

§ 152.091 DWELLING RESTRICTIONS.

(A) No basement, cellar, garage, tent, or accessory building shall, at any time, be used as an independent residence or dwelling unit.

(B) No more than 1 principal building shall be located on a lot in the R-1 District.

(C) All structures used for residential occupancy shall have a minimum width of 24 feet on its narrowest dimension, with a living area footprint of no less than 1,100 square feet, and shall be affixed to a permanent foundation constructed of continuous poured footings. The house must sit directly on a continuous foundation wall that extends to a minimum depth of 42 inches to clay or granular fill.

(Ord. 170, § 6.02, passed 5-6-2002; Am. 2013-3, passed 12-2-2013; Am. 2014-1, passed 2-3-2014, Am. 2018-4, passed 5/7/2018) Penalty, see § 10.99

§ 152.092 CONSTRUCTION ON LOTS OF RECORD.

A principal use or building may be erected on any lot which has been approved and recorded prior to the effective date of this chapter regardless of its area or width, provided all other applicable requirements of this chapter are satisfied, and provided the developer or property owner does not own any adjoining land on the date of adoption of this chapter, in which case, the developer or owner will

be required to combine adjacent lots to form new and conforming lots prior to the city issuing zoning permits or any other requested permit. Property that was platted or subdivided prior to May 6, 2002 is exempt from the requirement of combining adjacent lots to form new conforming lots. (Ord. 170, § 6.03, passed 5-6-2002, Am. 2018-5, passed 7/2/2018) Penalty, see § 10.99

§ 152.093 REQUIRED STREET FRONTAGE FOR DEVELOPABLE LOTS.

All lots used for the purpose of conducting or erecting a principal use and building shall have frontage on an improved public street. (Ord. 170, § 6.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.094 LOT DESIGN STANDARDS.

(A) *Generally.* No building shall be erected or enlarged unless the following minimum requirements are met.

(B) *Lot area.*

(1) Every lot on which a single-family dwelling is erected shall contain an area of not less than 7,000 square feet.

(2) Every lot on which a 2-family dwelling is erected shall contain an area of not less than 9,000 square feet.

(3) Every lot on which a multi-family dwelling is erected shall contain 2,000 square feet minimum per 1 bedroom dwelling units, plus 500 square feet of area for each additional bedroom within the dwelling unit.

(4) For uses other than residential, the lot area shall be adequate to meet the setback, yard, and other applicable requirements of this chapter.

(C) *Lot width.* Every lot on which a single-family dwelling is erected shall have a minimum width at the building setback line of 80 feet. Property that was platted or subdivided prior to May 6, 2002 may have lot width less than 80 feet.

(D) *Yard requirements.*

(1) *Front yard.*

(a) There shall be a minimum front yard of 20 feet from the property line. In the event the building is located on a lot at the intersection of 2 or more roads, the lot shall have a front yard abutting each such road provided this does not reduce the buildable width of less than 30 feet.

(b) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If

there is only 1 adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure.

(2) *Side yard.*

(a) Every building, except buildings on corner lots, shall have 2 side yards. Each side yard shall have a width of not less than 10 feet from the property line.

(b) On corner lots, the “side yard” on the street side shall be the same as the front yard on the reverse interior lots on that street provided this does not reduce the buildable width to less than 30 feet.

(3) *Rear yard.*

(a) There shall be a minimum rear yard of 25 feet from the property line to the nearest foundation point of the principle structure. Accessory structures may be located a minimum of 5 feet from property lines within the rear yard.

(b) On corner lots, the rear yard shall meet the same requirements as interior lots. Accessory structures in the rear yards must be located a minimum of 20 feet from a side street line and at least 5 feet from the rear property line.

(Ord. 170, § 6.05, passed 5-6-2002, Am. 2018-5, passed 7/2/2018) Penalty, see § 10.99

§ 152.095 SETBACK EXCEPTIONS.

(A) On a through lot (a lot fronting on 2 parallel streets), both street lot lines shall be front lot lines for applying yard and parking requirements of this chapter.

(B) Front yard encroachments allowed:

(1) Into any required front yard, required side or required rear yard, cornices, canopies, and eaves may project a distance not exceeding 3 feet. Fire escapes, uncovered stairs and necessary landings, bay windows, balconies, uncovered decks, walkways, or chimneys may project into any required front yard, required side yard or required rear yard a distance not to exceed 4 feet; and

(2) Vestibules, greenhouses, and active solar energy systems attached to the structure to achieve energy conservation are permitted to extend from the building into any required front, rear, or side yard a distance of not more than 4 feet.

(Ord. 170, § 6.06, passed 5-6-2002) Penalty, see § 10.99

§ 152.096 HEIGHT REGULATIONS.

(A) No permitted or conditionally permitted building shall be erected or enlarged to exceed 30 feet in height.

(B) Building height limitations shall be determined by measuring the vertical distance from the average elevation of the finished lot grade at the front of the building to the highest point of the coping of the flat roof, or the deck line of a mansard roof or to the average height between the plate and ridge of a gable, hip, or gambrel roof.

(C) The building height limits established above shall apply to all structures except the following: belfries, chimneys or flues, church spires, cooling towers, cupolas and domes which do not contain useable space, flag poles, monuments, parapet walls extending not more than 3 feet above the limiting height of the building, water towers, poles, towers, and other structures for essential services, necessary mechanical and electrical appurtenances, television antennas not exceeding 20 feet.
(Ord. 170, § 6.07, passed 5-6-2002) Penalty, see § 10.99

§ 152.097 ACCESS DRIVES.

(A) For single-family residential uses:

(1) One driveway access to an improved public street is allowed per single-family residential lot. A second driveway access may be allowed into a single-family residential lot, but will require securing a conditional use permit;

(2) All vehicle driveways shall be paved with concrete or bituminous materials;

(3) A residential access drive must not exceed 20 feet in width at the point it intersects with the right-of-way line, except that a driveway that provides access to a 3-car garage may have a driveway width up to 30 feet at the right-of-way line;

(4) A curb cut for the access drive must not exceed the width of the driveway at the property line by more than 6 feet; and

(5) Access drives may not be placed closer than 5 feet to any side or rear lot line.

(B) For duplexes or twin homes (2 dwelling units):

(1) One driveway access to an improved public street is allowed per dwelling unit;

(2) All vehicle driveways shall be paved with concrete or bituminous materials;

(3) The access drive must not exceed 20 feet in width at the point it intersects with the right-of-way line, except that a driveway that provides access to a 3-car garage may have a driveway width up to 30 feet at the right-of-way line;

(4) A curb cut for the access drive must not exceed the width of the driveway at the property line by more than 6 feet; and

(5) Access drives may not be placed closer than 5 feet to any side or rear lot line.

(C) For all other uses, such as multiple-family units (more than 2 dwelling units) or nonresidential uses, consult with the Zoning Committee.

(Ord. 170, § 6.08, passed 5-6-2002) Penalty, see § 10.99

§ 152.098 GENERAL REGULATIONS.

Off-street parking and loading requirements are set forth in §§ 152.216 and 152.217. Signage and other requirements are set forth in §§ 152.205 *et seq.*

(Ord. 170, § 6.09, passed 5-6-2002)

§ 152.099 PERMITTED USES.

(A) *Generally.* The following uses shall be permitted within the R-1 Residential District.

(B) *Specifically.*

(1) Any single-family dwelling, including the following uses within the structure:

(a) A state-licensed residential facility or as housing with services accommodating up to 6 or fewer persons, both of which must be licensed and registered as specified under M.S. Ch. 144D, as it may be amended from time to time; and

(b) A licensed day care facility for up to 12 or fewer persons and licensed under Minn. Rules, Chapter 9502, as it may be amended from time to time.

(2) Any park, playground, or community building; and

(3) Any utility facility necessary for local service (essential services).

(Ord. 170, § 6.10, passed 5-6-2002) Penalty, see § 10.99

§ 152.100 PERMITTED ACCESSORY USES.

(A) *Generally.* The following uses shall be permitted accessory uses within any R-1 Residential District:

(1) Any accessory building or use associated with the permitted or conditional uses listed in this section;

(2) The parking of any travel trailer or pleasure boat, provided that only 1 travel trailer not exceeding 32 feet in length shall be permitted. No living quarters shall be maintained and no business or other activity shall be carried on in the travel trailer; and/or

(3) A home occupation subject to the provisions of § 152.205.

(B) *Residential accessory use design standards.*

(1) Two residential accessory buildings or structures are allowed per residential lot. The size of 1 accessory structure shall not exceed 1,344 square feet in size. The size of the second accessory structure shall not exceed 160 square feet in size.

(2) No detached residential accessory building or structure shall be erected or located within the front or side yard setback area, but may be located within the rear yard setback area. The accessory building or structure shall not exceed 1 story over 24 feet in height, nor exceed a wall height of 14 feet.

(3) Accessory buildings and structures shall be located a minimum of 10 feet from another building on the same lot, on corner lots accessory structures shall be setback a minimum of 20 feet from the side street line.

(4) All garages in the R-1 District shall, if the vehicle entrance and driveway is located perpendicular to a public alley, be set back at least 20 feet from the public right-of-way.

(5) The large or primary accessory structure shall be constructed upon a totally concrete slab or floating foundation (Minnesota State Building Code). The second or smaller accessory structure does not need to be constructed on a concrete slab or floating foundation, if some type of constructed floor component is included with the structure. However, this type of accessory structure does need to be anchored to the ground in a manner acceptable to the Zoning Administrator.

(C) *All other accessory use standards.* Accessory buildings and structures for parking attendants, guard shelters, gate houses, and transformer buildings may be located in the front or side yards not closer than 5 feet from any property line.

(Ord. 170, § 6.11, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.101 CONDITIONAL ACCESSORY USES.

The following accessory uses require applying for and securing a conditional use permit: a second access driveway to a single-family residential lot.
(Ord. 170, § 6.12, passed 5-6-2002)

§ 152.102 CONDITIONAL USES.

(A) *Generally.* The following uses may be allowed in the R-1 Residential District subject to obtaining a conditional use permit in accordance with the provisions of §§ 152.240 *et seq.*

(B) *Specifically.*

(1) Any hospital or institution, provided that any such use shall not occupy more than 25% of the total lot area and shall be set back from all yard lines at least 30 feet;

(2) Radio or television broadcasting tower or station (see § 152.219);

(3) Any 2-family dwelling or multi-family dwelling;

(4) Subdivision of 2-family dwelling or development of a twin home (see § 152.223 for development requirements);

(5) Residential planned unit developments (§ 152.224 for development standards);

(6) Any public or private school;

(7) Any church;

(8) Any cemetery or mausoleum;

(9) Any nursing home;

(10) Any government building;

(11) State-licensed residential facilities serving from 7 to 16 mentally or physically challenged persons, licensed and registered as specified under M.S. Ch. 144D, as it may be amended from time to time, or a state-licensed day care facility serving 13 to 16 children, as regulated under Minn. Rules, Chapter 9502, as it may be amended from time to time; and

(12) The relocation and/or placement of a dwelling that has been occupied in a previous location, and subject to provisions of § 152.221.
(Ord. 170, § 6.13, passed 5-6-2002) Penalty, see § 10.99

§ 152.103 ZONING PERMITS REQUIRED.

(A) No building or structure shall be erected, reconstructed, moved, or structurally altered to increase the exterior dimensions, height, or floor area; or remodel to increase number of dwellings or accommodate a change in use of the building and/or premises or part thereof without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed.

(B) No zoning permits are required for the construction and/or placement of gazebos, trellises, playhouses, kennels, hot tubs, swing sets, arbors, and inflatable swimming pools.
(Ord. 170, § 6.14, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

B-1 HIGHWAY COMMERCIAL DISTRICT

§ 152.115 PURPOSE.

The B-1 Highway Commercial District is intended to encourage the concentration of a broad range of commercial establishments, including drive-in business, establishments requiring outdoor display area, and businesses operating with late hours. It is important that businesses in this district provide adequate off-street parking with safe ingress and egress to the adjoining streets. Equally important is the provision of adequate safeguards between business establishments and residential uses when the two are adjoining.
(Ord. 170, § 7.01, passed 5-6-2002)

§ 152.116 CONSTRUCTION ON LOTS OF RECORD.

A principal use or building may be erected on any lot which has been approved and recorded prior to the effective date of this chapter regardless of its area or width, provided all other applicable requirements of this chapter are satisfied, and provided the developer or property owner does not own any adjoining land on the date of adoption of this chapter.
(Ord. 170, § 7.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.117 REQUIRED STREET FRONTAGE FOR DEVELOPABLE LOTS.

All lots used for the purpose of conducting or erecting a principal use and building shall have frontage on an improved public street.
(Ord. 170, § 7.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.118 LOT DESIGN STANDARDS.

(A) *Generally.* No building shall be erected or enlarged unless the following minimum requirements are met.

(B) *Lot area.* No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard, and other requirements of this chapter.

(C) *Lot width.* There shall be a minimum lot width requirement of 100 feet.

(D) *Yard requirements.*

(1) *Front yard.*

(a) There shall be a minimum front yard of 20 feet from the property line. In the event the building is located on a lot at the intersection of 2 or more roads, the lot shall have a front yard abutting each such road.

(b) On a through lot (a lot fronting on 2 parallel streets), both street lot lines shall be front lot lines for applying yard and parking requirements of this chapter.

(2) *Side yard.* Every building, except buildings on corner lots, shall have 2 side yards. Each side yard shall have a width of not less than 10 feet.

(3) *Rear yard.* There shall be a minimum rear yard of 25 feet.
(Ord. 170, § 7.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.119 HEIGHT REGULATIONS.

(A) No permitted or conditionally permitted building shall be erected or enlarged to exceed 30 feet in height.

(B) The building height limits established above shall apply to all structures except the following: belfries, chimneys or flues, church spires, cooling towers, cupolas and domes which do not contain useable space, flag poles, monuments, parapet walls extending not more than 3 feet above the limiting height of the building, water towers, poles, towers, and other structures for essential services, necessary mechanical and electrical appurtenances, television antennas not exceeding 20 feet.
(Ord. 170, § 7.05, passed 5-6-2002) Penalty, see § 10.99

§ 152.120 GENERAL REGULATIONS.

Off-street parking and loading requirements are set forth in §§ 152.205 *et seq.* Signage and other requirements are set forth in §§ 152.205 *et seq.* Screening of storage areas, all outside business activity areas, and off-street parking areas shall be required when a commercial use is located adjacent to a use of lesser activity in the R-1 residential zone.
(Ord. 170, § 7.06, passed 5-6-2002) Penalty, see § 10.99

§ 152.121 PERMITTED USES.

The following structures and uses shall be permitted in the B-1 Highway Commercial District:

Morristown - Land Usage

(A) Wholesale and bulk sales totally enclosed. No processing or fabrication shall be permitted in conjunction with such uses;

(B) Hotels and motels;

(C) Farm stores, equipment and supply sales for farm and home;

(D) Retail stores primarily engaged in selling merchandise for personal household consumption and rendering services incidental to the sale of the merchandise:

(1) Any grocery store, meat market, supermarket, fruit market, or bakery; and

(2) Any drug store, apparel shop or hardware store, bookstore, stationary store, or flower shop.

(E) Personal services generally involving the care of the person or his or her personal effects:

(1) Any cleaning or laundry establishment, self-service laundry including any pressing, cleaning or garment repair;

(2) Any dressmaking, millinery, tailor shop, or shoe repair shop;

(3) Any beauty shop or barber shop; and

(4) Any photographic studio.

(F) Administrative, business, or professional offices:

(1) Any bank or savings and loan institution;

(2) Any insurance or real estate agent or broker;

(3) Any professional office, including any physician, dentist, chiropractor, engineer, architect, lawyer, or recognized profession; and

(4) Government office buildings, buildings housing equipment used to protect the community's health and safety such as firefighting equipment, ambulances, first-response vehicles, and others as needed.

(G) Entertainment and recreation establishment. Any restaurant (other than convenience or drive-in food establishments), theater, dance hall, bowling alley, pool or billiard hall, or roller or ice rink;

(H) Repair services:

(1) Any electrical repair shop;

- (2) Any watch, clock, or jewelry repair;
- (3) Any re-upholster and furniture repair;
- (4) Any miscellaneous repair shop; and
- (5) Any repair service carried on in conjunction with any permitted use.

(I) Business services. Any duplicating, printing, addressing, blueprinting, photocopying, mailing, or stenographic service;

(J) Building materials and contractors. Any building materials sales or contractor's office, provided the uses shall be conducted wholly within an enclosed building;

(K) Any motor fuel station (gas station), automotive service station, subject to standards in section § 152.220;

(L) An adult use, as defined in Chapter 111 and subject to the standards specified in that same chapter; and

(M) Miscellaneous uses:

- (1) Any utility facility necessary for local service; and
- (2) Any residence, when included as an integral part of the principal building.

(N) Mini-storage facilities.

(Ord. 170, § 7.07, passed 5-6-2002, Am. 2017-3, passed 5/1/2017) Penalty, see § 10.99

§ 152.122 ACCESSORY USES.

(A) The following shall be permitted accessory uses within any B-1 Highway Commercial District:

- (1) An accessory building or use in association with any permitted or conditional use;
- (2) Daycare facility as an accessory use to a principal activity, providing services exclusively to employees of that activity; and
- (3) Accessory retail as a secondary activity to a permitted use.

(B) Accessory use design standards:

- (1) Accessory structures and buildings shall conform to all setbacks established for the principal building or structure; and

(2) Accessory buildings and structures for parking attendants, guard shelters, gate houses, and transformer buildings may be located in the front or side yards not closer than 5 feet from any property line.

(Ord. 170, § 7.08, passed 5-6-2002) Penalty, see § 10.99

§ 152.123 CONDITIONAL USES.

Within any B-1 Highway Commercial District, the following uses shall be allowed to be developed only when a conditional use permit is secured, according to the provisions of §§ 152.240 *et seq.*:

(A) Motor vehicle and implement sales and services, subject to standards in § 152.220:

- (1) Any automobile sales, trailer sales or service, auto repair garage, or automobile rental;
- (2) Any agricultural equipment sales or service;
- (3) Any truck sales or services, or truck repair garage;
- (4) Any boat sales or repair;
- (5) Any mobile home or travel trailer sales or repair; and
- (6) Any tire and battery sales.

(B) Drive-in establishments, subject to standards in § 152.220:

- (1) Any drive-in establishment including banks and restaurants; and
- (2) Any shopping center.

(C) Car or truck washes (drive-through, mechanical, and self-service); and

(D) Any veterinary clinic where there are no outside runs or kennels.

(E) Bars, liquor establishments, on-sale, off-sale and Sunday liquor stores where the principal activity involves liquor sales.

(Ord. 170, § 7.09, passed 5-6-2002; Am. 2016-5, passed 6-24-2016) Penalty, see § 10.99

§ 152.124 ZONING PERMITS REQUIRED.

No building or structure shall be erected, reconstructed, moved, or structurally altered to increase the exterior dimensions, height, or floor area; or remodel to increase number of dwellings or accommodate a change in use of the building and/or premises or part thereof without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed.

(Ord. 170, § 7.10, passed 5-6-2002) Penalty, see § 10.99

B-2 CENTRAL BUSINESS DISTRICT**§ 152.135 PURPOSE.**

The B-2 Central Business District comprises the downtown section of the city, which is called the Central Business District. The use of land is intensive, and this is 1 of the main determinants of the vitality of the Central Business District. It is the purpose of these regulations to encourage the intensity of use and to exclude activities having a negative effect upon the proper functioning of the Central Business District.

(Ord. 170, § 8.01, passed 5-6-2002)

§ 152.136 SPECIAL REQUIREMENTS.

The following requirements shall apply to all uses in this district.

(A) *Expansion of the B-2 District.* The B-2 Central Business District applies only to land located in the downtown. The B-2 District is not intended for other locations in the city. The B-2 District may be expanded through rezoning, but only through an expansion of the existing district boundaries.

(B) *Enclosure of uses.*

(1) Every use, unless expressly exempted by this section, shall operate entirely within a completely enclosed structure.

(2) The temporary or incidental display of products sold on the premises shall be exempt from this requirement.

(C) *Noise limitation.* There shall be no noise beyond the lot boundary upon which a business is located, except for normal car and pedestrian activity.

(Ord. 170, § 8.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.137 CONSTRUCTION ON LOTS OF RECORD.

A principal use or building may be erected on any lot which has been approved and recorded prior to the effective date of this chapter regardless of its area or width, provided all other applicable requirements of this chapter are satisfied, and provided the developer or property owner does not own any adjoining land on the date of adoption of this chapter.

(Ord. 170, § 8.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.138 REQUIRED STREET FRONTAGE FOR DEVELOPABLE LOTS.

All lots used for the purpose of conducting or erecting a principal use and building shall have frontage on an improved public street.

(Ord. 170, § 8.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.139 LOT DESIGN STANDARDS.

There are no lot design requirements (lot area; lot width; lot depth; and yard requirements) for this district.

(Ord. 170, § 8.05, passed 5-6-2002)

§ 152.140 HEIGHT REGULATIONS.

(A) No permitted or conditionally permitted building shall be erected or enlarged to exceed 30 feet in height.

(B) The building height limits established above shall apply to all structures except the following: belfries, chimneys or flues, church spires, cooling towers, cupolas and domes which do not contain useable space, flag poles, monuments, parapet walls extending not more than 3 feet above the limiting height of the building, water towers, poles, towers, and other structures for essential services, necessary mechanical and electrical appurtenances, television antennas not exceeding 20 feet.

(Ord. 170, § 8.06, passed 5-6-2002) Penalty, see § 10.99

§ 152.141 PARKING REQUIREMENTS.

The only off-street parking requirements in this district shall be 1 off-street parking space for every apartment. There are no other off-street parking requirements for uses in this district.

(Ord. 170, § 8.07, passed 5-6-2002) Penalty, see § 10.99

§ 152.142 GENERAL REGULATIONS.

Loading requirements, signage, and other regulations are set forth in §§ 152.205 *et seq.* Screening of outside storage areas and trash receptacles shall be required when a commercial use is located adjacent to a use of lesser activity in the R-1 residential zone. Screening standards are specified in § 152.210.

(Ord. 170, § 8.08, passed 5-6-2002) Penalty, see § 10.99

§ 152.143 PERMITTED USES.

The following uses are permitted in the B-2 District.

(A) Retail stores primarily engaged in selling merchandise for personal household consumption and rendering services incidental to the sale of the merchandise, including:

- (1) Any grocery store, meat market, supermarket, fruit market, or bakery; and
- (2) Any drug store, apparel shop or hardware store, bookstore, stationary store, or flower shop.

(B) Personal services generally involving the care of the person or his or her personal effects:

- (1) Any cleaning or laundry establishment, self-service laundry including any pressing, cleaning or garment repair;
- (2) Any dressmaking, millinery, tailor shop, or shoe repair shop;
- (3) Any beauty shop or barber shop;
- (4) Any photographic studio; and
- (5) Any eating or drinking establishment, except for drive-in establishments.

(C) Administrative, business, or professional offices:

- (1) Any bank or savings and loan institution;
- (2) Any insurance or real estate agent or broker; and
- (3) Any professional office, including any physician, dentist, chiropractor, engineer, architect, lawyer, or recognized profession.

(D) Entertainment and recreation establishment. Any theater, dance hall, bowling alley, or pool or billiard hall;

(E) Repair services:

- (1) Any electrical repair shop;
- (2) Any watch, clock, or jewelry repair;
- (3) Any re-upholsters and furniture repair;
- (4) Any miscellaneous repair shop; and
- (5) Any repair service carried on in conjunction with any permitted use.

(F) Business services. Any duplicating, printing, addressing, blueprinting, photocopying, mailing, or stenographic service; and

(G) Miscellaneous uses:

(1) Any utility facility necessary for local service;

(2) Any motel or hotel; and

(3) Any parking facility; not to be enclosed.

(Ord. 170, § 8.09, passed 5-6-2002) Penalty, see § 10.99

§ 152.144 ACCESSORY USES.

The following uses shall be permitted accessory uses within the B-2 Central Business District:

(A) Day care facility as an accessory use to a principal activity, providing service exclusively to employees of that activity; and

(B) Combination residential and commercial uses in a single structure provided that the front 20 feet of the street level floor is exclusively a permitted commercial use.

(Ord. 170, § 8.10, passed 5-6-2002) Penalty, see § 10.99

§ 152.145 CONDITIONAL USES.

Conditional uses require a conditional use permit based upon procedures set forth in and regulated by §§ 152.240 *et seq.*:

(A) Open and outdoor storage as an accessory use;

(B) Open and outdoor service sales and/or rental as an accessory use;

(C) Day care facility;

(D) Elderly housing;

(E) Government and public utility buildings and structures necessary for the health, safety, and general welfare of the community;

(F) Bars, liquor establishments, on- and off-sale liquor stores where the principal activity involves liquor sales;

(G) The establishment of an outdoor enclosure, beer garden or patio as an accessory use to a bar, restaurant, or club licensed to sell intoxicating or 3.2% malt liquor;

(H) Vehicle storage associated with, but not limited to, vehicle repair shops, towing businesses, automotive service stations; and

(I) Inside warehouse/storage buildings use in support of a business operating within the City of Morristown.
(Ord. 170, § 8.11, passed 5-6-2002; Am. Ord. 176, passed 1-5-2004; Am. Ord. 178, passed 5-3-2004) Penalty, see § 10.99

§ 152.146 ZONING PERMITS REQUIRED.

No building or structure shall be erected, reconstructed, moved, or structurally altered to increase the exterior dimensions, height, or floor area; or remodel to increase number of dwellings or accommodate a change in use of the building and/or premises or part thereof without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed.
(Ord. 170, § 8.12, passed 5-6-2002) Penalty, see § 10.99

I-1 INDUSTRIAL DISTRICT

§ 152.160 PURPOSE.

The I-1 Industrial District is intended to provide space to meet the location requirements of a broad range of industrial uses. These industrial uses should be encouraged to locate in areas where adequate utilities are available. Industrial uses should be designed to blend harmoniously with adjacent land uses, particularly residential uses. For this reason, industrial uses should have adequate area to provide off-street parking and loading, and screening should be used to provide a visual barrier for unsightly operational characteristics.
(Ord. 170, § 9.01, passed 5-6-2002) Penalty, see § 10.99

§ 152.161 CONSTRUCTION ON LOTS OF RECORD.

A principal use or building may be erected on any lot which has been approved and recorded prior to the effective date of this chapter regardless of its area or width, provided all other applicable requirements of this chapter are satisfied, and provided the developer or property owner does not own any adjoining land on the date of adoption of this chapter.
(Ord. 170, § 9.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.162 REQUIRED STREET FRONTAGE FOR DEVELOPABLE LOTS.

All lots used for the purpose of conducting or erecting a principal use and building shall have frontage on an improved public street.

(Ord. 170, § 9.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.163 LOT DESIGN STANDARDS.

(A) *Generally.* No building shall be erected or enlarged unless the following minimum requirements are met.

(B) *Specifically.*

(1) *Lot area and lot width.* No minimum lot size or width is required; however, the lot size shall be adequate to meet the setback, yard, and other requirements of this chapter.

(2) *Yard requirements.*

(a) Front yard - 25 feet minimum;

(b) Side yard - each side yard a minimum of 25 feet; and

(c) Rear yard - 25 feet minimum.

(Ord. 170, § 9.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.164 HEIGHT REQUIREMENTS.

There shall be no limitation of height, except that a building shall be set back from a required yard setback line 1 foot for each foot of building height above 30 feet where the required yard is contiguous to or across the street from any residential zoning district.

(Ord. 170, § 9.05, passed 5-6-2002) Penalty, see § 10.99

§ 152.165 SCREENING REQUIREMENTS.

All principal and accessory industrial structures and uses shall be screened from all adjacent districts of lesser activity, in accordance to provisions established in § 152.210.

(Ord. 170, § 9.06, passed 5-6-2002) Penalty, see § 10.99

§ 152.166 GENERAL REGULATIONS.

Off-street parking, loading regulations, signage, and other regulations are set forth in §§ 152.205 *et seq.* (Ord. 170, § 9.07, passed 5-6-2002) Penalty, see § 10.99

§ 152.167 PERMITTED USES.

The following uses shall be permitted within any I-1 Industrial District:

- (A) Any plant nursery or greenhouse;
- (B) Any contractor establishment or construction equipment dealer, provided that material or equipment is not stored in required front yard;
- (C) Any cartage, express, or hauling establishment;
- (D) Any bulk storage of petroleum products;
- (E) Any print plant;
- (F) Any bottling work;
- (G) Any radio or television broadcasting station or tower (see § 152.219 for performance standards);
- (H) Any research laboratory;
- (I) Any warehouse;
- (J) Any repair service or business, including automobile repair garage, provided that outdoor storage of material or items being repaired are not within required front yard;
- (K) Any utility, including railroad terminal facility;
- (L) Any laundry and dry cleaning plant;
- (M) Any animal hospital or veterinary office, provided that outside runs and outdoor animal pens are not located within 400 feet of any residential zoning districts; and
- (N) Any industrial plant manufacturing or assembling the following: boats, small metal products such as bolts, nuts screws, washers, rivets, nails, and the like; clothing; drugs and medicines; electrical equipment; glass products from previously manufactured glass; furniture and wood products; and plastic products for production of finished equipment.
(Ord. 170, § 9.08, passed 5-6-2002) Penalty, see § 10.99

§ 152.168 ACCESSORY USES.

(A) *Generally.* The following uses shall be permitted accessory uses within I-1 Industrial District:

- (1) All permitted accessory uses as allowed in a B-1 Highway Commercial District;
- (2) Offices accessory to a principal use; and
- (3) Any accessory building or use in association with any permitted or conditional uses in this subchapter and subject to the design standards below.
- (4) Hoop barns, so long as the structures is constructed using industrial/commercial grade materials and does not exceed 8,000 square feet in surface area.

(B) *Accessory use design standards.*

(1) Accessory structures and buildings shall conform to all setbacks established for the principal building or structure.

(2) Accessory buildings and structures for parking attendants, guard shelters, gate houses, and transformer buildings may be located in the front or side yards not closer than 5 feet from any property line.

(Ord. 170, § 9.09, passed 5-6-2002, Am. 2019-6, passed 8-5-2019) Penalty, see § 10.99

§ 152.169 CONDITIONAL USES.

The following uses may be allowed in the I-1 Industrial District subject to obtaining a conditional use permit in accordance with the provisions of §§ 152.240 *et seq.*:

- (A) Any ammonia, bleaching powder, or chlorine manufacture;
- (B) Any asphalt manufacture or refining;
- (C) Any asphalt mixing plant;
- (D) Any automobile salvage yard or junk yard (see § 152.225 for performance standards);
- (E) Any cement or cinder block manufacture;
- (F) Any creosote treatment or manufacture;
- (G) Any fertilizer manufacture from organic materials or bond distillation;
- (H) Any glucose, dextrin, or starch manufacture;
- (I) Any iron, steel, brass, or copper foundry;

(J) Any metal stamping; and

(K) Any sauerkraut or pickle, and the like, manufacture.
(Ord. 170, § 9.10, passed 5-6-2002) Penalty, see § 10.99

§ 152.170 ZONING PERMITS REQUIRED.

No building or structure shall be erected, reconstructed, moved, or structurally altered to increase the exterior dimensions, height, or floor area; or remodel to increase number of dwellings or accommodate a change in use of the building and/or premises or part thereof without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed.

(Ord. 170, § 9.11, passed 5-6-2002) Penalty, see § 10.99

R-M RESIDENTIAL-MOBILE HOME DISTRICT

§ 152.185 PURPOSE.

The R-M Residential-Mobile Home District regulations are to promote health, safety, order, convenience, and general welfare by enforcing minimum standards for manufactured home subdivisions and manufactured home parks, the location and use of manufactured homes and the design, construction, alteration, and arrangement of homes on the lots, authorizing the inspection of these parks and subdivisions, the licensing of operator and fixing penalties for violations.

(Ord. 170, § 10.01, passed 5-6-2002)

§ 152.186 LOCATION.

A mobile home park or subdivision may be established in the R-M Residential-Mobile Home District, provided the proposed park or subdivision contains a minimum of 10 acres and has frontage on an arterial street. All parks and subdivision must comply with the development and design requirements of this subchapter. The City Council may waive the required 10-acre minimum size requirement upon good cause where special conditions exist.

(Ord. 170, § 10.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.187 PERMITTED USES.

(A) Manufactured home parks with only 1 manufactured home permitted on each approved space;
and

(B) Manufactured home subdivisions with only 1 manufactured home on each approved manufactured home lot. No recreational vehicle or dwelling units of conventional construction shall be permitted on a manufactured home lot for living purposes.
(Ord. 170, § 10.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.188 PERMITTED ACCESSORY USES.

(A) Manager's office and residence which may be of conventional type construction;

(B) Recreation and social centers which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, emergency weather shelter, and similar entertainment uses;

(C) Outdoor recreation facilities, such as parks, swimming pools, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses;

(D) Coin-operated laundry facilities, outdoor drying areas, maintenance buildings, and/or facilities;

(E) Security guard houses at park or subdivision entrances;

(F) Boat and recreation vehicle storage including washing areas;

(G) Recreational center and guest parking areas;

(H) Certain accessory structures, which are complementary to individual manufactured homes, such as patio awnings, storage buildings, and room additions, which appear to be an integral part of and architecturally compatible with the manufactured home itself;

(I) Directional informational sign within the subdivision or park and one identification as provided in § 152.218; and

(J) Temporary construction buildings and yards necessary during the actual development of the manufactured home subdivision or parks.
(Ord. 170, § 10.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.189 PROCEDURE FOR MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION APPROVAL.

(A) The developer shall meet informally with the City of Morristown Zoning Committee to review tentative site plans for the development and review procedural steps required by this chapter.

(B) An application to amend the zoning boundaries shall be filed and processed upon the procedures established by this chapter.

(C) The application to amend the zoning district boundaries shall be accompanied by 5 copies of the “development plan” containing the following information:

(1) Proposed name of the park or subdivision names shall not duplicate or too closely resemble names of existing parks or subdivisions;

(2) Park or subdivision lines in relation to a know section, quarter section, or quarter-quarter section lines comprising a legal description of the property;

(3) Names and addresses of all developers who have vested interests in the par or subdivision and also the designer of the park or subdivision;

(4) The number, location, and dimensions of all spaces;

(5) Typical manufactured home locations on proposed spaces;

(6) Street locations, widths and typical cross-sections;

(7) Pedestrian circulation;

(8) The location, square footage, and acreage of all recreational areas, facilities, and buildings;

(9) Walls, fencing, and right-of-way landscaping;

(10) Off-street parking facilities;

(11) Vehicle storage areas;

(12) Sign; location, size, height, and illumination;

(13) Location, width, and name of each existing or platter street or other public way, railroad, the utility right-of-way, parks, and other public open spaces and permanent buildings within or adjacent to the proposed subdivision;

(14) All existing sewers, water mains, gas mains, culverts, or other underground installations within the proposed subdivision or immediately adjacent thereto; and

(15) All subdivision proposals and other proposed new developments greater than 50 lots or 5 acres whichever is less, including base flood elevation data.

(D) Upon request of the City Council, supplementary information shall be submitted. The supplementary information may include the following:

(1) Topography, with contour intervals of not more than 1 foot, related to the United States Geological Survey datum; also the location of water courses, ravines, bridges, lakes, wooded areas, approximate acreage, and other features as many be pertinent to the subdivision;

(2) Two copies of profiles for each proposed street, showing existing grades and proposed approximate grades and gradients on the center line. The location of proposed culverts and bridges shall also be shown;

(3) Vicinity sketch, at a legible scale, to show the relation of the plat to its surroundings; and/or

(4) The location and character of all proposed public utility lines, including sewers (storm and sanitary), water, gas, and power lines.

(E) All manufactured home subdivision proposals must comply with all procedural and design requirements as set forth in this chapter and other related ordinances of the City of Morristown. (Ord. 170, § 10.05, passed 5-6-2002) Penalty, see § 10.99

§ 152.190 MANUFACTURED HOME PARK DESIGN AND DEVELOPMENT REQUIREMENTS.

(A) *Area and space requirements.*

(1) Each manufactured home space shall contain at least 5,000 square feet of land area for the exclusive use by the occupant.

(2) Each manufactured home space shall be no less than 50 feet in width.

(3) Each manufactured home space shall have frontage on an approved roadway.

(4) Each manufactured home space shall be marked and numbered with digits that are at least 3 inches in height and made from a bright metal or alloy which will not rust, tarnish, or change color.

(5) The corners of each manufactured home space shall be marked on a permanent basis with metal corner markers.

(6) A maximum density of 7 manufactured home spaces per net acres after deduction of existing and/or proposed public rights-of-way.

(7) Except in the case of public or semi-public buildings, no building or manufactured home hereafter shall be erected or altered which exceeds 20 feet in height.

(B) *Yard and setback requirements.*

(1) No manufactured home shall be parked closer than 10 feet to the side lot lines or closer than 15 feet to the front lot line or within 15 feet of the rear lot line.

(2) There shall be an open space of at least 20 feet between any portion of the manufactured home, room additions, and other manufactured homes, or room additions.

(3) There shall be an open space of at least 7 feet between any portion of the manufactured home and any permitted accessory structure.

(4) There shall be a minimum setback of 3 feet between any permitted accessory structure and any rear or side lot line.

(5) Automobiles shall not be parked nearer than 5 feet from any side lot line.

(6) Screening shall be required along the perimeter of the manufactured home park. The screening shall consist of coniferous trees and other natural landscaping materials at the determination of the City Council. In circumstances where the screening requirements would be redundant, the requirements may be waived at the discretion of the City Council.

(C) *Parking.*

(1) *Manufactured home space.* A minimum of 2 parking spaces per each manufactured home space is required.

(2) *Manager's office and residence.* Two parking spaces per manager's office and 2 additional parking spaces per residence.

(3) *Recreation or social centers within manufactured home parks.* Each recreation or social center within a manufactured home subdivision shall develop at least 1 parking space for each 10 manufactured home spaces.

(4) *Hard surface.* Each manufactured home space access drive and parking space shall be hard surfaced.

(D) *Accessory structures.*

(1) *Generally.* It is preferable that accessory structures be constructed upon and anchored to a concrete slab or floating foundation (Minnesota State Building Code). Steel rods cast in concrete shall be used as anchoring devices for the accessory structure, unless some other anchoring system is otherwise approved by Zoning Administrator. Accessory structures do not need to be constructed on

Morristown - Land Usage

a concrete slab or floating foundation, if some type of constructed floor component is included with the structure. However, this type of accessory structure does need to be anchored to the ground in a manner acceptable to the Zoning Administrator.

(2) *Ties; materials and tension.* Cable or strapping or other approved methods or materials shall be used for ties.

(3) *Permanency of connections.* Anchoring equipment shall be designed to prevent self-disconnection when ties are slack. Hook ends shall not be used in any part of the anchoring system.

(4) *Tensioning device design.* Tensioning devices such as turnbuckles or yoke-type fasteners shall be ended with clevis or forged or welded eyes.

(5) *Other anchoring devices.* Other anchoring devices meeting the requirements of this part shall be permitted if approved prior to installation by the Zoning Administrator.

(E) *Utilities.*

(1) All manufactured homes shall be connected to a public water and sanitary sewer system.

(2) The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surface water in a safe, efficient manner. All installations for disposal of surface storm water must be approved by the city.

(3) All utility connections shall be as approve by the city.

(4) The source of fuel for cooking, heating, or other purposes at each manufactured home site shall be as approved by the city.

(5) All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.

(6) No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related manufactured home equipment.

(7) The method of garbage, waste and trash disposal must be as approved by the city. The storage, collection, and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding, accident or fire hazards, or air pollution.

(8) Owner shall pay required sewer and water connection fees to the city.

(F) *Internal roads and streets.*

(1) All roads shall have a hard-surfaced roadway (mountable, roll type), curb and gutter, and shall be maintained in a suitable condition, free of holes and other hazards at all times.

(2) All streets shall be developed with a road bed of not less than 36 feet in width. Transverse grades (crown) of all streets shall be sufficient to insure adequate transverse drainage.

(3) The matter of development of the roads shall be approved by the City Council subject to engineering review and the cost of development and maintenance shall be at the owner/operator's expense.

(4) Intersections-within 50 feet of an intersection, street shall be at right angles. A distance of 85 feet shall be maintained between the centerlines of offset intersection streets. Intersections of more than 2 streets at any 1 point shall be avoided.

(5) Entrances to manufactured home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the park entrance street for a distance of 100 feet from its point of beginning.

(G) *Recreation.* All manufactured home parks shall have at least 10% of the land area developed for recreational use. Development of the recreational land shall be approved by the City Council and the cost and maintenance shall be at the owner/operator's expense. The area of recreational land shall not be areas included within any setback nor shall they include any areas of less than 30 feet in length or width.

(H) *Landscaping.*

(1) Each site shall properly landscaped with at least 1 tree, hedges, grass, fences, windbreaks, or the like.

(2) A compact hedge, redwood fence, or landscaped area shall be installed around each manufactured home park.

(3) All manufactured home parks located adjacent to residential, recreational, commercial, or industrial land uses shall provide screening such as fences, shrubs, or trees, along the property boundary line separating the park and such uses, which shall be maintained in a neat and orderly fashion.

(I) *Weather shelters.* There shall be emergency weather shelters large enough to accommodate the residents in the area (M.S. § 327.20, as it may be amended from time to time).

(J) *Lighting.*

(1) Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, and the like.

(2) The manufactured home park grounds shall be lighted as approved by the city from sunset to sunrise.

(K) *Tiedown of manufactured homes required.* All manufactured homes, other than transient home or recreational vehicles, installed in the manufactured home park shall be anchored by means of adequate tiedowns to prevent uplift, sliding, rotation and overturning. The anchoring systems shall conform to the regulation pertaining to manufactured home installation adopted by the Minnesota Commissioner of Administration.

(Ord. 170, § 10.06, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.191 GENERAL PROVISIONS.

(A) Manufactured homes shall not be used for residential purposes in the city if they:

- (1) Do not conform to the requirements to the Vehicle Code of the State of Minnesota;
- (2) Are in an unsanitary condition or have an exterior in bad repair;
- (3) Are structurally unsound and do not protect the inhabitants against all elements; and/or
- (4) Do not conform with conditions outlined in city zoning ordinance for single-family dwellings.

(B) All land areas shall be:

- (1) Adequately drained;
- (2) Free from dust; and
- (3) Clean and free from refuse, garbage, rubbish, or debris.

(C) All manufactured homes within a manufactured home park shall be owner-occupied only except the owner may lease his or her manufactured home to a lessee for not exceeding 5 months per calendar year. This division (C) may be subject to Council review.

(D) No tents shall be erected in a manufactured home park.

(E) There shall be no outdoor camping anywhere in a manufactured home park.

(F) No public address or loud-speaker system shall be permitted in the park.

(G) Dogs and animals shall not run at large within the manufactured home park.

(H) Advertising of the manufactured home park subdivision shall be limited to 1 sign not to exceed 32 square feet, with lighting, height and location as approved by the city.

(I) Responsibilities of park managements:

(1) The person to whom a license for a manufactured home park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition;

(2) The park management shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter; and

(3) It shall be the duty of the operator of the manufactured home park to keep a register containing a record of all manufactured home owners and occupants located within the park. The register shall contain the following information: the name and address of each manufactured home occupant; the name and address of the owner of each manufactured home and motor vehicle by which it is towed; the make, model, year, and license number of each manufactured home and motor vehicle, the state, territory, or county issuing the license; and the date of arrival and departure of each manufactured home. The park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of 3 years following the date of departure of the registrant from the park.

(J) A map of the manufactured home park shall be displayed near the entrance of the court and be illuminated during all hours of darkness.

(K) All structures (fences, private sidewalks, private roads, storage sheds, or other) shall require a zoning permit from the Morristown City Clerk/Treasurer, except that an unenclosed steps and landing of not greater than 50 square feet shall not require a permit.

(L) The area beneath a manufactured home coach shall be enclosed except that the enclosure must have access for inspection.

(M) Laundry and clothing shall be hung out to dry only on lines located in Council-approved areas established and maintained exclusively for that purpose.

(N) Not more than 10% of all trailer sites in a dependent manufactured home park shall be occupied by transient coaches.

(O) No building, cabana, carport, awning, storage closet, cupboard, or other structure shall be permitted on a transient trailer site except plumbing and electrical service connections.

(P) Where the manufactured home park is dependent, it shall have an adequate central community building with the following features:

(1) Laundry drying areas and machines;

(2) Laundry washing machines;

(3) Showers; and

(4) Public toilets and lavatories. The buildings shall have central heating and be maintained in a safe, clean, and sanitary condition.

(Ord. 170, § 10.07, passed 5-6-2002) Penalty, see § 10.99

§ 152.192 ADMINISTRATION.

(A) *Zoning permits.*

(1) *Zoning permits required.* No building or structure shall be erected, reconstructed, moved, or structurally altered to increase the exterior dimensions, height, or floor area; or remodel to increase number of dwellings or accommodate a change in use of the building and/or premises or part thereof without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed. No zoning permits are required for the construction and/or placement of gazebos, trellises, playhouses, kennels, hot tubs, swing sets, arbors, and inflatable swimming pools.

(2) *Applications.* All applications for permits shall contain the following:

(a) Name and address of applicant;

(b) Location and legal description of the manufactured home park; and

(c) Complete engineering plans and specifications of the proposed park, including, but not limited to, the following: the area and dimensions of the tract of land; topography sketch of the land; the number, location, and size of all manufactured home spaces; the location and width of roadways and walkways; the location of water and sewer lines and riser pipes; plans and specifications of the water supply and refuge and sewage disposal facilities; plans and specifications of all buildings constructed or to be constructed within the manufactured home park; the location and details of lighting and electrical systems; a landscaping plan approved by the city, and that park ground area and recreational equipment be shown on the landscaping plan.

(3) *Fee.* All applications for a permit shall be accompanied by a fee which shall be based on total valuation of the work to be done. The fees shall be in accordance with established zoning permit fees required in the city.

(4) *Review of applications.* The Zoning Committee shall review all applications for permits issued hereunder. The findings and recommendations of the Zoning Committee shall be forwarded to the City Council for appropriate action.

(5) *Denial.* Any person whose application for permit under this chapter has been denied may request and shall be granted a hearing on this matter before the Zoning Committee.

(B) *Inspection of manufactured home parks.*

(1) *Compliance with ordinance.* The zoning inspector or a representative of the city is hereby authorized and directed to make the inspections as are necessary to determine satisfactory compliance with this chapter, including the power to enter at reasonable times upon any private or public property for the purposes.

(2) *Registration record.* The Zoning Inspector, the Chief of Police, or their duly authorized representatives, shall have the power to inspect the register containing a record of all residents of the manufactured home park.

(3) *Access.* It shall be the duty of the park management to give the zoning inspector free access to all spaces at reasonable times for the purpose of inspection.

(4) *Repairs.* It shall be the duty of every occupant of a manufactured home park to give the owner thereof or his or her agent or employee access to any part of the manufactured home park at reasonable time for the purpose of making the repairs or alterations as are necessary to effect compliance with this chapter.

(C) *Notices, hearing, and orders.*

(1) *Notice.* Whenever the Zoning Inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter, the Zoning Inspector shall give notice of the alleged violation to the person to whom the permit or license was issued, as well as to the park owner, as hereinafter provided. The notice shall:

- (a) Be in writing;
- (b) Include a statement of the reasons for its issuance;

Morristown - Land Usage

(c) Allow 30 days time for the performance of any act it requires. If work cannot be completed in the 30-day period, extensions may be granted if reasons for hardship do prevail and can be verified; and

(d) Be served upon the owner or his or her agent when a copy thereof has been sent by registered mail to his or her last known address, or when he or she has been served with the notice by any method authorized or required by the laws of this state.

(2) *Hearing.* Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter, may request and shall be granted a hearing before the Zoning Committee.

(3) *Emergency.* Whenever the Zoning Inspector finds that an emergency exists which requires immediate action to protect the public health, he or she may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that the action be taken as he or she may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this chapter, the order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the City Clerk/Treasurer shall be afforded a hearing before the Zoning Committee as soon as possible. Pending any such hearing, the emergency orders shall be in full force and effect until and unless later removed, modified, or changed by the Zoning Inspector, Zoning Committee or the City Council. (Ord. 170, § 10.08, passed 5-6-2002; Am. Ord. passed 2-7-2005)

PERFORMANCE STANDARDS

§ 152.205 HOME OCCUPATIONS.

(A) The purpose of this classification is to prevent competition with business districts and to provide a means through the establishment of specific standards and procedures by which home occupations can be conducted in residential neighborhoods without jeopardizing the health, safety, and general welfare of the surrounding residential neighborhood.

(B) The establishment and continuance of home occupations as accessory uses shall be permitted with any residential use if the following requirements and conditions are met.

(1) No more than 1 person other than the members of the family occupying the premises shall be employed in conjunction with a permitted home occupation.

(2) The home occupation shall be clearly incidental and subordinate to the use of the premises for residential purposes.

(3) Floor area devoted to the home occupation shall not exceed 25% or 500 square feet of the gross floor area of the residence whichever is less.

(4) The home occupation may also be conducted within an accessory structure (garages inclusive), so long as no more than 1/3 of the accessory structure is used for the activity. There shall be no exterior storage of materials used in conjunction with the home occupation.

(5) No traffic shall be generated by the home occupation beyond that which is reasonable and normal for the area in which it is located.

(6) Two non-illuminated signs, not to exceed 8 square feet each, are allowed in the front yard. The signs cannot be attached to the house proper. No sign shall be erected closer than 8 feet to any side or rear lot line, nor closer to the front lot line than 1/2 the depth of the front yard.

(7) No equipment or process shall be used in the home occupation to create noise, vibration, glare, fumes, odors, or electrical interference detectable off the premises.

(8) The operation of the home occupation shall begin no earlier than 6:30 a.m. and end no later than 9:00 p.m.

(9) There shall be no display or evidence apparent from the exterior of the lot that the premises are being used for any purpose other than that of a dwelling.

(10) The home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.

(11) A home occupation shall not include the repair of internal combustion engines (other than small engine repair), body shops, machine shops, welding, and ammunition, manufacturing other objectionable uses as determined by the City Council. Machine shops are defined as places where raw metal is fabricated, using machines that operate on more than 110 volts of current.

(12) Home occupations such as beauty, barber shops, and tanning salons, but not restricted to, shall provide not more than 1 station.

(13) All vehicles used in conjunction with any home occupation shall be parked upon hardsurfacing (concrete or bituminous).

(Ord. 170, § 11.01, passed 5-6-2002; Am. Ord. passed 2-7-2005, Am. 2020-4, passed 9-8-2020)
Penalty, see § 10.99

§ 152.206 TRAVEL TRAILERS, RECREATIONAL OR CAMPING VEHICLES, AND CABINS.

Only under the following conditions or circumstances shall any person maintain, install, construct, erect, or permit on any property within the city the parking or standing of travel trailer, recreational vehicle, or any other temporary building:

(A) Unoccupied travel trailers, recreational vehicles stored within a building or displayed for sale in a commercial district;

(B) On a year-round basis, 1 unoccupied travel trailer or recreational vehicle may be stored within the rear yard setback or the side yard setback area;

(C) Travel trailers, recreational vehicles, or temporary buildings such as cabins that are used in conjunction with construction work only may be permitted in any district during the period of construction; provided, that they shall be removed upon completion of the construction work. The travel trailers, recreational vehicles, or temporary buildings may be occupied 24 hours a day for site security; however, they may not be used as a residence or family dwelling unit on the site; and/or

(D) One travel trailer or recreational vehicle may be placed and used for lodging or sleeping for a period not to exceed 14 days; provided it is placed on the same lot which is occupied by a principal building or dwelling and has access to sanitary sewer and water facilities.

(Ord. 170, § 11.02, passed 5-6-2002) Penalty, see § 10.99

§ 152.207 REMOVAL OF SOIL, SAND, AND OTHER MATERIAL.

(A) *Temporary excavation permit.* The use of land for the removal of topsoil, sand or gravel, and other materials from the land is not permitted in any zone except by granting of a temporary excavation permit by the City Council after recommendation is submitted by the City Zoning Committee. Permits shall be issued for a maximum period of 1 year and shall be subject to review and rehearing at that time.

(B) *Future use of land.* The persons applying for a temporary excavation permit must submit a plan of intent as to the future use of the property being excavated as well as development plans showing proposed elevations, drainage, access routes to be used in hauling to and/or from the site and daily hours intended for operation as well as projected period of excavation.

(C) *Safety precautions.* If during the excavation work, it becomes necessary to protect the health and/or safety of nearby residents or curiosity seekers, the persons operating the excavation pit shall erect or construct a fence to protect the area from the general public during the period of danger. (Ord. 170, § 11.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.208 EXTERIOR STORAGE REQUIREMENTS.

(A) *Generally.* The following standards apply to all uses in all districts except the Agricultural District or unless otherwise exempted in other sections of this chapter.

(B) *Standards.*

(1) All material, supplies, or semi-finished products, and equipment shall be stored within a building, fenced or screened according to the provisions outlined in § 152.210, so as not to be visible from adjoining properties.

(2) The following are exempt from screening requirements of this chapter:

(a) Clotheslines poles, and pet equipment;

(b) Recreational equipment;

(c) Construction and landscaping materials currently being used for construction (or reconstruction) of a structure on the premises;

Zoning Code

(d) Passenger vehicles, which are operational and/or currently licensed under the provisions of the law; and

(e) Stockpiling and storage of soil materials used for construction or landscape purposes. Stockpiling and storage of firewood or tree brush not to exceed 7 cords of wood. (Ord. 170, § 11.04, passed 5-6-2002) Penalty, see § 10.99

§ 152.209 GENERAL FENCING, LANDSCAPING, AND VISION CLEARANCE STANDARDS.

(A) No fences shall exceed 6 feet nor be less than 3 feet in height, and in the case of grade separation such as the division of properties by a retaining wall, the height shall be determined on the basis of measurement from the average point between the highest and lowest grade.

(B) No fences, other than split rail fences or chain link fences with openings to be 1-5/8 inches to 2 inches, and not to exceed a maximum height of 48 inches, and no structures, trees, or shrubs or hedges shall be permitted within 25 feet of any corner formed by the intersection of 2 street property lines. The 25 feet referred to above shall be in the form of a triangle with 2 sides formed by the property lines and the third side formed by a straight line connecting the 2 twenty-five-foot points on the sides of the corner.

(C) All walls and fences hereafter erected shall be durable, weather-treated, and rustproofed and so situated to ensure that they can be maintained from within the property boundaries where they are located (except as hereafter provided). All fences shall be kept in good condition, repair, and true without damage. Fences shall be set back a minimum of one (1) foot from all property lines, save and except that a fence may be located on a property line so long as all abutting property owners enter into a written joint fence agreement approved by the City.

(D) Barbed wire and electric wire fencing may be used only (in A Agricultural District) for agricultural purposes for the retention of livestock if the fence is appropriately marked with reflectorized warning devices, or proper signage.

(E) Except in case of split rail or chain link fences with openings to be 1-5/8 inches, not to exceed a maximum height of 48 inches, no fences may be erected on any part of a lot that is considered to be the front setback yard area of the principal building.

(F) In all zoning districts the lot area remaining after providing off-street parking, off-street loading, sidewalks, driveways, building site, and/or other requirements shall be planted and maintained in grass, sodding, shrubs, or other acceptable vegetation or treatment generally used in landscaping.

(G) The side of the fence considered to be the face, shall face the abutting property owner. (Ord. 170, § 11.05, passed 5-6-2002) Penalty, see § 10.99

§ 152.210 STANDARDS FOR REQUIRED SCREENING STRUCTURES.

(A) When fences or walls are used for screening purposes, the fence or wall shall be constructed of masonry brick, painted or treated wood, or metal. The fence shall be not less than 7 feet in height nor provide less than 90% opacity.

(B) The design and materials used in the construction of required fencing or walls shall be approved by the Zoning Committee.

(C) Whenever screening or landscaping is required by this chapter, it shall be completed within 180 days from the date of permit approval or from the date of official notification and shall thereafter be maintained to provide a screen to abutting properties.

(D) When vegetation is used for screening purposes, the landscaping materials shall consist of evergreen trees, deciduous trees, and/or shrub material installed using the following standards to ensure sufficient width, density, and height.

(1) Plant materials shall not be placed closer than 4 feet from the fence line or property line.

(2) Where plant materials are planted in 2 or more rows, plantings shall be staggered in rows.

(3) Evergreen trees shall be a minimum of 2-1/2 inches in diameter and planted not more than 25 feet on center.

(4) Narrow evergreens shall be a minimum of 2-1/2 feet in height and planted not more than 3 feet on center.

(5) Deciduous trees shall be a minimum of 3 feet in height and planted not more than 25 feet on center.

(6) Tree-like shrubs shall be a minimum of 3 feet in height and planted not more than 10 feet on center.

(7) Large deciduous shrubs shall be a minimum of 3 feet in height and planted not more than 4 feet on center.

(E) The combined average height of materials used to satisfy screening and/or landscaping requirements shall be not less than 4 feet in height, unless otherwise approved by the Zoning Committee.

(F) Earth mounding or berms may be used but shall not contribute to the satisfaction or more than 3 feet of the screen and landscaping height requirement.

(Ord. 170, § 11.06, passed 5-6-2002) Penalty, see § 10.99

§ 152.211 REQUIRED TRASH AREAS.

Except in case of residential uses, all uses that provide trash or garbage collection areas shall enclose these areas on at least 3 sides by opaque screening at least 6 feet in height. The open side of the trash or garbage collection area shall not face any street or the front yard of any abutting property. (Ord. 170, § 11.07, passed 5-6-2002) Penalty, see § 10.99

§ 152.212 GRADING AND ALTERATION OF LOTS.

Whenever the slope or elevation of any lot is changed by 1 foot or more, the city, prior to issuance of the zoning permit, may require an engineer's report to ensure that adjacent properties will not be adversely impacted by storm water runoff. (Ord. 170, § 11.08, passed 5-6-2002)

§ 152.213 SINGLE-FAMILY ATTACHED DWELLING UNITS.

(A) *Generally.* The construction, conversion, or conveyance of single-family attached dwelling units or multiple-family dwelling units, which result in separate ownerships of the dwelling units, shall conform to the following requirements.

(B) *Condominiums.* Condominiums (a form of individual ownership within a multi-family building which entails joint responsibility for maintenance and repairs; in the condominium each apartment or townhouse is owned outright by its occupant) shall meet the following: The regulatory provisions of M.S. Ch. 515A, as it may be amended from time to time, commonly known as the Uniform Condominium Act, is hereby adopted.

(C) *Single-family attached dwellings.* Single-family attached dwelling shall meet the following requirements.

(1) The dwelling units are attached on the side and the remaining side conforms to the minimum side yard setbacks as required by the zoning district regulations where the structure is to be located.

(2) That if a division or conveyance of a portion of a platted land or parcel of land is necessary, the applicable sections of the subdivision ordinance are applied and met. In the case where the dwelling units are situated on a parcel of property which is described within a recorded plat and that it is proposed to subdivide or create common ownership, it is the intent of the ordinance to require formal revision or replat of the original recorded plat as set forth in the subdivision ordinance.

(3) Each dwelling unit must have independent and separate front and rear entrances.

(4) The owner(s) shall submit, to the satisfaction of the City Council, an agreement addressing:

- (a) The repair and maintenance of all common properties;
- (b) A provision regarding access to the abutting property for the adjacent property owner and/or his or her representatives for the purpose of construction, reconstruction, repair, and maintenance of either side of the total property;
- (c) A provision which provides easements for necessary encroachments for footings and eaves, and provides for mutual perpetual easements in the event of an encroachment by the party wall;
- (d) A restriction limiting changes in color, material, and design of the dwelling, so as to be compatible with the attached unit; and
- (e) A provision which addresses maintenance of insurance coverage in event of fire, explosion, vandalism, and malicious mischief.

(5) Utility corrections:

(a) *Water connections.* Where more than 1 resident is served from the same service line, a shutoff valve must be located in such a way that each unit's services may be shut off by the city, in addition to the normally supplied shutoff at the street; and

(b) *Sewer connection.* Where more than 1 unit is served by a sanitary sewer lateral, which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the homeowner's association, or owner.

(Ord. 170, § 11.09, passed 5-6-2002) Penalty, see § 10.99

§ 152.214 VEHICLE STORAGE.

(A) *Residential districts.* No inoperable vehicles shall be stored outside a building in any residential use.

(B) *Commercial and industrial districts.* For conforming commercial and industrial uses, as many as 4 inoperable vehicles may be stored outside a building or area screened according to § 152.210, provided that no 1 vehicle is so stored in excess of 30 days in a given year. Any use, which exceeds this prescribed limit, shall automatically be required to make application to the city for a conditional use permit within 20 days of receipt of official notice.

(Ord. 170, § 11.10, passed 5-6-2002) Penalty, see § 10.99

§ 152.215 ENVIRONMENTAL AND HEALTH STANDARDS.

(A) *Points of measurements.* The determination of the existence of objectionable elements shall be made at the location of the activity or use creating the same and at any points where the existence of the

elements may be more apparent; provided, however, that the measurements necessary for the enforcement standards set forth in this chapter shall be taken at property line boundaries. All measurements shall be made outdoors.

(B) *Noise standards.* All noise shall be muffled so as not to be objectionable due to intermittence, beat, frequency, or shrillness and shall be in compliance with the State of Minnesota Pollution Control Standards, Minnesota Code of Agency Rules, as subsequently expanded, modified, or amended.

(C) *Vibration.* No continuous intermittent vibration or oscillation which is discernible without instrument at the points of measurement shall be permitted.

(D) *Smoke.* The emission of smoke by any use shall be in compliance with and recognized by the State of Minnesota Pollution Control Standards, Minnesota Code of Agency Rules, as subsequently expanded, modified, or amended.

(E) *Dust and other particulated matter.* The emission of dust, fly ash, or other particulated matter by any use shall conform to the State of Minnesota Pollution Control Standards, Minnesota Code of Agency Rules, as subsequently expanded, modified, or amended.

(F) *Odors.* The emission of odorous matter in the quantities as to be offensive shall not be permitted. The emission of odor by any use shall conform to the State of Minnesota Pollution Control Standard, Minnesota Code of Agency Rules, as subsequently expanded, modified, or amended.

(G) *Glare and light emission.*

(1) All outdoor light used to illuminate the general area of specified site, is to be shielded to reduce glare and be so arranged as to reflect lights way from adjacent residential zoning districts or adjacent residences.

(2) All outdoor lighting shall be directed toward and confined to the ground areas of lawns and parking lots.

(3) All lighting in nonresidential zoning districts used for the external illumination of buildings shall be so placed and shielded downward so as not to interfere with the vision of persons on adjacent property or using an adjacent public right-of-way.

(4) Any light or combination of lights which cast light on a public right-of-way shall not exceed 1 footcandle (meter reading) as measured from the centerline of the street. Any lights or combination of lights which cast light on residential property shall not exceed 0.4 footcandles (meter reading) as measured from the property.

(5) Any light, combination of lights, or illumination of object shall not be of flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.

(6) Public street lights, traffic signals, warning devices, and seasonal decorations of which the placement has been approved under the authorization of the Zoning Committee are exempted from this chapter.

(Ord. 170, § 11.11, passed 5-6-2002) Penalty, see § 10.99

§ 152.216 PARKING STANDARDS.

(A) *Definition of off-street parking space.* An off-street parking space shall be defined for the purpose of this chapter as an area of 180 square feet or more, exclusive of driveways, permanently reserved and available for the storage of 1 automobile, which is enclosed in a building or unenclosed, and is not in a public right-of-way, and which has satisfactory ingress and egress to a public street or alley.

(B) *Application.* The regulations and requirements set forth herein shall apply to all off-street parking facilities in all of the zoning districts of the city except the B-2 Central Business District. In the B-2 Central Business District, the only parking required of proposed uses shall be 1 off-street parking space for every apartment.

(C) *General provisions.*

(1) *Fractions.* When determining the number of off-street parking spaces results in a fraction, each fraction of 1/2 or more shall constitute another space.

(2) *Floor area.* The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor area dimensions of the buildings, structure or use times the number of floors, minus 10%.

(3) *Benches, pews, and the like.* In sports arenas, churches, and other places of public assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 22 inches of the seating shall be counted as 1 seat for the purpose of determining requirements.

(4) *Multiple uses.* Should a structure contain 2 or more types of uses, each use shall be calculated separately for determining the total off-street parking spaces required.

(D) *Stall, aisle, and driveway design.*

(1) *Parking space size.* Each parking space shall be no less than 9 feet wide and 20 feet in length exclusive of access aisles, and each space shall be served adequately by access aisles.

(2) *Within structures.* The off-street parking requirements may be furnished by providing a space so designed within the principal building or 1 attached thereto as defined by § 152.005; however, if provisions are so made, no building permit shall be issued to convert the space into a dwelling or living area unless other adequate provisions are made to comply with the required off-street parking provisions of this chapter.

(3) *Traffic circulation.* Except in the case of single-family, 2-family and townhouse dwellings, parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street or alley. Parking areas designed that requires backing into the public street is prohibited.

(4) *Distance of curb cut access from intersection.* No curb cut access shall be located less than 50 feet or in the case where such is not possible, not less than 2/3 of the lot width from an intersection of 2 public streets. The distance shall be measured from the curb lines that intersect.

(5) *Standard for parking areas and aisles.* Except in the case of single-family, 2-family, and townhouse dwellings, parking areas and their aisles shall be developed in compliance with the following standards:

<i>Angle</i>	<i>Wall to Wall (Minimum)</i>	<i>Wall to Interlock (Minimum)</i>	<i>Interlock to Interlock (Minimum)</i>
30	48.6 feet	44.5 feet	40.3 feet
45	56.8 feet	53.4 feet	50.0 feet
60	62.0 feet	59.7 feet	57.4 feet
90	64.0 feet	64.0 feet	64.0 feet

NOTES TO TABLE:
Parallel parking - 22 feet in length.

(6) *Minimum width of curb cut access.* In all zoning districts except the R-1 District, the minimum curb cut width shall be 22 feet.

(7) *Minimum distance between driveway access curb openings.* Driveway access curb openings onto a public street except in the case of single-family, 2-family, and townhouse dwellings shall not be located less than 25 feet from one another.

(8) *Surfacing.* All areas intended to be utilized for parking space and driveways shall be hard surfaced with concrete or bituminous materials. Plans for surfacing and drainage of driveways and stalls shall be submitted to the city for approval.

(9) *Lighting.* Any lighting used to illuminate off-street parking areas shall be so arranged as to reflect the light away from adjoining property, abutting residential uses, and public rights-of-way.

(10) *Signs.* No sign shall be so located as to restrict the orderly operation and traffic movement within any parking lot.

(11) *Landscaping requirements.* Except for single-family, 2-family, and townhouses, all off-street parking areas shall maintain a vegetation perimeter (grass and/or shrubbery), 5 feet in width, between the parking lot and any public road.

(12) *Required screening.* All open commercial and industrial off-street parking areas with 5 or more spaces shall be screened and landscaped from abutting or surrounding residential districts.

(E) *Location of required off-street parking spaces.* All accessory off-street parking facilities shall be located as follows.

(1) Except as provided in division (H) below, required accessory off-street parking shall be on the same lot under the same ownership as the principal use being served.

(2) Except for single-family, 2-family, and townhouse dwellings, head-in parking, directly off of and adjacent to a public street, with each stall having its own direct access to the public street shall be prohibited.

(3) There shall be no off-street parking within 5 feet of any street surface.

(F) *Use of required area.* Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, storage of inoperable vehicles, and/or storage of snow.

(G) *Maintenance.* It shall be the responsibility of the operator and owner of the principal use, uses and/or building to maintain in a neat and adequate manner, the parking space, accessways, striping, landscaping, and required fences.

(H) *Off-site parking.*

(1) Reasonable access from off-site parking facilities to the use being served shall be provided.

(2) The site used for meeting the off-street parking requirements of this chapter shall be under the same ownership as the principal use being served or under public ownership.

(3) Off-site parking for multi-family dwellings shall not be located more than 100 feet from any normally used entrance of the principal use served. The off-site parking should not be separated from the site of the principal use by a public right-of-way.

(4) Off-site parking for nonresidential uses shall not be located more than 300 feet from the main entrance of the principal use being served.

(5) Any use which depends upon off-site parking to meet the requirements of this chapter shall maintain ownership and parking utilization of the off-site location until the time as on-site parking is provided or a site in closer proximity to the principal use is acquired and developed for parking.

(6) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

(I) *Number of spaces required.*

<i>Use</i>	<i>Number of Required Spaces</i>
1- and 2-family dwellings	1 space for each dwelling unit.
Amphitheater, stadium, or similar outdoor place of assembly	If normally used or intended for use more than 12 times each year, 1 space for each 10 seats provided.
Bowling alley	4 spaces for each alley, plus additional spaces as may be required for related uses contained within the principal structure.
Business or professional office, studio, bank, medical or dental clinic	1 space for each 300 square feet of floor area.
Church	1 space for each 6 seats in the main auditorium.
Community center, library, museum or art gallery	10 spaces plus 1 additional space for each 300 square feet of floor area in excess of 2,000 square feet.
Dance hall, roller rink, assembly or exhibition hall without seats	1 space for each 100 square feet of floor area used.
For uses not listed	As determined by the Zoning Committee
Furniture or appliance store, hardware store, wholesale establishment, machinery or equipment sales and service business, clothing store, shoe repair or service shop	2 spaces plus 1 additional parking space for each 300 square feet of floor area in excess of 1,000 square feet.
Hospital	1 space for each 4 beds.
Hotel or motel	1 space for each sleeping room, guest room, or suite and 1 space for each employee on any shift.
Manufacturing or industrial establishment, research, or testing laboratory, creamery, bottling plant, warehouse, or similar establishment	1 space for each 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.
Mortuary or funeral home	3 spaces for each room used as a chapel, slumber room, or parlor, or 1 space for each 50 square feet of floor area of assembly rooms used for service, whichever is greater.
Multiple-dwellings - 3 or more units	1 space per dwelling unit containing 1 bedroom and 2 spaces per dwelling unit containing 2 or more bedrooms.
Printing or plumbing shop	1 space for each person employed therein.
Private club, lodge, fraternity	1 space for every 5 members.
Restaurant, night club, bar, café similar recreation or amusement establishment	1 space for each 100 square feet of floor area.
Retail store or personal service establishment	Except as otherwise specified herein, 1 space for each 200 square feet of floor area.

<i>Use</i>	<i>Number of Required Spaces</i>
Sanatorium, convalescent home, nursing home, home for the aged or similar institution	1 space for each 6 beds.
School (high school/college)	1 space for each 8 seats in the main auditorium or 3 spaces for each classroom, whichever is greater.
School (elementary/middle school)	1 space for each 10 seats in the auditorium or main assembly room or 1 space for each classroom, whichever is greater.
Theater or auditorium (except schools)	1 space for each 5 seats or bench seating spaces.

(J) *Application to existing buildings and change of use.* Buildings existing at the time of adoption of this chapter, not meeting the off-street parking requirements, may be structurally altered to the extent of 50% of the cost of equivalent new construction, and the use of the buildings may be changed to an equally intensive or less intensive use, without providing the required off-street parking spaces. However, if the buildings are structurally altered to an extent greater than 50% of the cost of equivalent new construction, or if the use is changed to a more intensive use, all required off-street parking spaces shall be provided.

(K) *Enlargement of existing buildings.* Buildings existing at the time of adoption of this chapter not meeting off-street parking requirements of this section may be enlarged to the extent of 50% addition of floor area and need provide off-street parking for the enlargement only and not for the original building. When an existing building is enlarged to an extent greater than a 50% addition in floor area, off-street parking spaces shall be provided for both the original building and the enlargement.

(L) *Existing parking spaces.* Off-street parking spaces allocated for a use in existence at the time of adoption of this chapter may not be reduced in number below the number required herein for equivalent new construction, or may not be further reduced below the number required for equivalent new construction.

(M) *Requirements for parking areas adjacent to residential district.* The following requirements apply to all parking areas that have 5 or more spaces and which are adjacent to land zoned residential. Included in this category are parking areas that are within residential areas themselves, such as for schools, churches, and other uses.

(1) Parking areas shall be set back 7 feet or more from a side yard of a residentially zoned parcel and screened therefrom.

(2) Parking area shall be set back 5 feet or more from a rear yard of a residentially zoned parcel and screened therefrom. (The Zoning Committee has authority to waive the requirements for parking areas adjacent to side and rear yards).

(3) Lighting facilities, where provided, shall be so arranged as to reflect light away from any adjacent residential district.

(Ord. 170, § 11.12, passed 5-6-2002) Penalty, see § 10.99

§ 152.217 OFF-STREET LOADING BERTH REQUIREMENTS.

(A) *Definition of loading berth.* A space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks, having a minimum dimension of 12 feet by 35 feet and a vertical clearance of at least 14 feet.

(B) *Location.*

(1) All required loading berths shall be off-street and located on the same lot as the building or use to be served.

(2) Loading berths shall be setback 50 feet from a residential district unless it is contained within a structure.

(3) No loading berth shall be located in a front yard or at the front of a building.

(4) Each loading berth shall be located with appropriate means of vehicular access to a street or public alley causing the least interference with traffic.

(C) *Surfacing.* All loading berths and access ways shall be hard surfaced to control the dust and drainage.

(D) *Use of required area.* Any space allocated as a required loading berth or access drive so as to comply with the terms of these zoning regulations shall not be utilized for open storage, sale, or rental of goods, storage of inoperable vehicles, and/or storage of snow.

(E) *Screening.* All loading areas shall be screened and landscaped from abutting and surrounding residential uses.

(F) *Schedule of loading berth requirements.* All non-residential buildings, including retail, wholesale, office, and industrial buildings, hereafter built, relocated, or structurally altered to the extent of more than a 50% addition in floor area, shall provide an off-street loading berth or berths in accordance with the following schedule:

(1) A building whose dominant use is the selling of goods at retail shall provide loading berths in relation to the floor area used for retail purposes as follows:

<i>Retail Floor Area</i>	<i>Berth(s) Required</i>
5,000 – 10,000 sq. ft.	1
10,001 – 20,000 sq. ft.	2
20,001 – 30,000 sq. ft.	3
More than 30,000 sq. ft.	4

(2) Manufacturing, repair, wholesale, trucking terminal, or warehouse uses shall provide loading berth in relation to total floor area as follows:

<i>Total Floor Area</i>	<i>Berth Required</i>
5,000 – 40,000 sq. ft.	1
40,001 – 100,000 sq. ft.	2
More than 100,000 sq. ft.	3

(3) Other non-residential buildings, including offices, hotels, mortuaries, and institutions, having more than 10,000 square feet of floor area, shall provide 1 off-street loading berth. (Ord. 170, § 11.13, passed 5-6-2002) Penalty, see § 10.99

§ 152.218 SIGN REGULATIONS.

(A) *Permitted signs in all districts.* The following signs are permitted in all districts:

- (1) Real estate signs, not exceeding 12 square feet in surface area, advertising the sale, rental or lease of the premises upon which the signs are located. The signs shall be removed within 7 days after completion of the advertised sale or lease;
- (2) Residential and professional nameplates, not exceeding 3 square feet in surface area;
- (3) Signs or bulletin boards, not over 24 square feet in surface area, for public, charitable, or religious institutions where the same are located on the premises of the institutions;
- (4) Signs denoting the architect, engineer, or contractor, when placed upon work under construction and not exceeding 24 square feet in surface area. The signs shall be removed within 7 working days after completion of the work;
- (5) Traffic or other municipal signs, legal notices, danger and other such temporary, emergency or non-advertising signs as may be approved by the City Council;
- (6) Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material;

(7) Decorations connected with civic, patriotic, or religious holidays may be displayed no more than 40 days prior to, nor more than 7 working days after, the appropriate holiday. The decorations are exempt from the provisions of this section;

(8) Flags, emblems, and signs of civic, political, patriotic, and religious holiday or events and signs pertaining to commercial promotions and/or sales may be displayed no more than 40 days prior to, nor later than 7 days after, the appropriate holiday, event or promotion. The decorations are exempt from the provisions of this section; and

(9) Non-illuminated signs not exceeding 6 square feet in surface area displayed strictly for the direction, safety, or convenience of the public, including signs which identify rest rooms, parking area entrances or exits, freight entrances, addresses, or similar signs are exempt from the provisions of this section.

(B) *General sign standards.*

(1) *Unsafe and unlawful signs.* If the Zoning Committee shall find that any sign regulated under this section is unsafe or insecure, or has been constructed or erected in violation of the provisions of this section, the City Clerk/Treasurer shall be instructed to give written notice to the owner thereof. If the owner fails to remove or alter the structure so as to comply with the standards set forth in this section within 30 days after the notice, the sign may be removed or altered at the expense of the owner of the property upon which it is located. The sign may be removed summarily and without further notice.

(2) *Attachment to buildings.* All signs attached to a building shall be secured in a manner approved by the Zoning Committee, and shall be repaired and maintained to keep them secure, safe, and free from danger.

(3) *Safety obstructions.* No sign in the city shall obstruct access to fire escapes, windows, doors, exits, or standpipes.

(C) *Removal of certain signs.* Any business sign in the city which no longer advertises or identifies a bona fide business or product sold shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, structure, or lot upon which the sign may be found within 30 days after written notification from the City Clerk/Treasurer. Upon failure by any such owner, agent, or person to comply with the notice within the time specified in the order, the Zoning Committee is hereby authorized to cause removal of the sign. Any expense incident to the sign removal shall be paid by the owner of the building, structure, or lot to which the sign is attached.

(D) *Computations.*

(1) *Computation of area of individual signs.* The area of the sign face (which is also the sign area of a wall sign or other sign with only 1 face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part

of the background of the display if used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when the fence or wall otherwise meets zoning ordinance regulations, and is clearly incidental to the display itself.

(2) *Computation of area on multi-faced sign.* The sign area for a sign with more than 1 face shall be computed by adding together the area of all sign faces visible from any 1 point. When 2 identical sign faces are placed back to back, so that both faces cannot be viewed from any 1 point at 1 time, and when the sign faces are part of the same structure and not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.

(3) *Computation of height.* The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attachment component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction, or the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases where the normal grade cannot be reasonably determined, sign height shall be computed on the assumption that the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

(E) *Other permitted signs by zoning district.* Except as otherwise provided in this chapter, no sign shall be erected in the city, unless it is permitted in the district in which it is to be located or under the provisions of this section.

(1) *“A” Agricultural District.* In the “A” Agricultural District, only the following signs shall be permitted to be erected:

(a) *Roadside sign.* One sign per highway or street frontage, not to exceed 32 square feet, advertising farm products, or listing the real estate for sale or rent; and

(b) *Temporary signs.* Portable signs may be displayed for no longer than 40 days prior to and not more than 7 working days after a special sale or promotion.

(2) *Residential districts.* In residential districts R-1 and R-M, the following signs shall be permitted to be erected.

(a) *Institutional signs.* One identification sign, not to exceed 24 square feet in surface area, for each building devoted to the following uses: church, school, hospital, library, or similar use. The sign shall be solely for the purpose of displaying the name of the institution or association and its activities or services. In addition, a bulletin board may be permitted; provided that, a total of 30 square feet is not exceeded by both bulletin board and identification sign. The sign may be indirectly illuminated, but not flashing. No sign shall be erected closer than 8 feet to any side or rear lot line nor closer to the front lot line than 1/2 the depth of the front yard. The sign, when affixed to a building shall not project higher than 1 story, or 20 feet above curb level, whichever is lower, and a ground sign shall not project higher than 8 feet above ground level.

(b) *Identification signs.* An identification sign for apartment or institutional office building, not exceeding a surface area of 30 square feet or 3% of the wall area upon which it is placed, whichever is less, and indicating only the name and address of the building, occupant, or management. For corner lots, 2 such signs, 1 facing each street, may be displayed. The signs shall either be illuminated or non-illuminated, but shall not be flashing.

(c) *Real estate signs (for subdivisions).* Temporary real estate signs for approved subdivisions, not exceeding 30 square feet in surface area and limited to 1 for each major street entrance to the subdivision. The sign shall be set back at least 10 feet from each lot line. It may be indirectly illuminated, not flashing, and shall be removed following the completion of sale of property advertised. The sign shall not be more than 15 feet nor less than 2 feet, above ground level.

(d) *Temporary signs.* Portable signs may be displayed for no longer than 40 days prior to, nor more than 7 working days after a special sale or promotion.

(3) *Business/commercial districts.* In the B-1 Highway Commercial District, and B-2 Central Business District, the following signs are permitted, subject to the following limitations.

(a) *Business or advertising signs.* The total surface area for all business signs, not to exceed 3 in number (except in a unified shopping center) on a lot, shall not exceed 2-1/2 square feet for each linear foot of street frontage of the lot. Commercial lots may have 1 freestanding sign. Additional freestanding signs are permitted provided a lot has a minimum of 100 feet of street frontage per freestanding sign. Wall signs shall not exceed 10% of the wall area as defined by this chapter. The percentage figure here shall mean the percentage of the wall area of the wall, which the sign is a part or to which each sign is most nearly parallel. No wall sign shall be permitted to project more than 2 feet above the roof or parapet line of the building, not extend more than 18 inches from the wall to which it is attached. One pylon or projection sign may be permitted for each separate street frontage of a business occupancy; provided that the sign does not project more than 36 inches past the front property line and ground signs are limited to an overall maximum height of 28 feet.

(b) *Unified shopping center/multiple occupancy buildings.* In a unified shopping center/multiple occupancy building under single ownership or control, the total surface area of all business signs in the lot shall not exceed 2-1/2 square feet for each lineal foot of street frontage of the lot. The number of signs shall not exceed the number of shops located within the center. A unified shopping center may also erect 1 additional business sign for each separate street frontage, not to exceed 350 square feet in area; and not to display more than the name and location of the shopping center.

(4) *Industrial districts.* In the I-1 Industrial Districts, signs are permitted subject to the following limitations. In the I-1 Industrial Districts, signs are permitted as and regulated under B Business District; except that, in lieu of the permitted additional shopping center sign of 350 square feet, an identification sign for a unified industrial park of the same size, height, and location shall be allowed in addition to other business signs permitted under the 2-1/2 square feet for each lineal foot of frontage ratio.

(F) *Billboards and posterboard signs.* Billboards and posterboard signs as defined in the definitions section are permitted only on property defined below.

(1) *Location.* Billboards or posterboard signs shall be permitted in the following districts, subject to the requirements below. All properties which are zoned B-2 or I-1 and border Trunk Highway 60.

(2) *Size.* Billboard or posterboard sign structures shall not contain more than 2 signs per facing, nor shall the sum of the sign or signs exceed the length of 55 feet nor the surface area of 750 square feet.

(3) *Setback.* Billboard or posterboard sign structures must maintain a 25-foot minimum front yard setback off the property line. Where adjacent building structures within the same block have front yard setbacks different than those required, the front yard minimum setback shall be the average of the required setback and the actual setback of adjacent structures.

(4) *Distance from other uses.* No billboard or posterboard structure shall be permitted to be erected within 100 feet of an adjoining residential district boundary line or any public park, school, library, church, or government building. No billboard, posterboard, or advertising sign shall be located within 200 feet of a residential dwelling.

(5) *Spacing.* All billboard or posterboard sign structures shall be spaced at least 750 linear feet from another sign on the same side of the street right-of-way line.

(6) *Height.* The height of billboard or posterboard signs is limited to 40 feet above curb level.

(7) *Conditional use.* A conditional use permit may be requested for the placement of billboard or posterboard signs on property zoned A Agricultural District.

(8) *State statutes.* All billboard or posterboard sign structures are also subject to any provisions not provided for in this code, but cited in the Minnesota Outdoor Advertising Control Act, M.S. Ch. 173, as it may be amended from time to time.

(G) *Sign prohibitions and restrictions applicable in all zoning districts.* The construction of any type of sign within the city shall conform to the requirements of the State Building Code. In addition, the following prohibitions and general restrictions shall apply to signs in all zoning districts in the city.

(1) No sign, whether illuminated or not, shall obscure any traffic-control signal from the vision of any motorist, in a moving traffic lane, within 150 feet of the signal.

(2) No sign visible from the street shall use the work “stop” or “danger” or any other word, phrase, symbol, or character with the intent of simulating a public safety warning or traffic sign.

(3) Awning and marquee signs must be limited to places of public assemblage. Marquee signs may extend to 2 feet of the curb line, but no such sign shall be less than 10 feet in the clear above the

level of the sidewalk, at its lowest level. On authorized marquees and awnings there may be placed a sign which may extend not more than 4 feet above nor more than 1 foot below the marquee or awning, but under no circumstance shall the sign be wider than 8 feet.

(4) Any existing sign or logo painted directly to the surface of any wall shall be required to be repainted at least once every 3 years, and a sign permit shall be required for the painting. If the repainted sign should result in exceeding the total allowable sign area in the respective business or industrial district for the business sign, the sign shall be painted out or otherwise removed or reduced in area to conform to the limitations.

(5) Gooseneck and thin-line reflectors and lighting shall be permitted on illuminated signs; provided that, the reflectors and lighting do not extend more than 8 feet beyond the sign structure to which it is attached and the illumination is focused directly upon the face of the sign to reduce possibility of direct light rays shining onto adjoining property or into the public right-of-way.

(6) No sign is permitted which purports to be or resembles an official traffic-control device, sign, or signal, or which hides from view or interferes in any material degree with the effectiveness of any traffic-control device, sign, or signal, or which obstructs or interferes with the driver's view of approaching, merging, or intersecting traffic for a distance of 500 feet.

(7) No sign is allowed which has flashing or moving lights.
(Ord. 170, § 11.14, passed 5-6-2002) Penalty, see § 10.99

§ 152.219 TELECOMMUNICATION TOWERS AND ANTENNAE.

(A) *Purpose.* To accommodate the communication needs of residents and businesses while protecting the public health, safety, and general welfare of the community, the city finds that these regulations are necessary in order to:

(1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the city;

(2) Minimize adverse visual effects of towers through careful site location and design standards;

(3) Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

(4) Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

(B) *Required permits.* Prior to any construction activities, the following permits must be secured from the city:

(1) A zoning permit, as required by § 152.295 *et seq.*; and

(2) A conditional use permit, as required by this chapter, with attachments, as required by §§ 152.240 *et seq.*, and as required by the conditional use permit application.

(C) *Zoning district use.* Telecommunication towers and antennae will be allowed in any zoning district in the city upon the approval of the 2 permits required above. The conditional use permit is required regardless of the underlying zoning district.

(D) *Area, setback, and height restrictions.*

(1) *Lot area.* The minimum lot area requirements are determined by the zoning district in which the tower development site is located and as determined by any additional area needed to meet all setback requirements of this chapter.

(2) *Tower setbacks.* The minimum setback from all property lines and public rights of way for telecommunication towers shall be equal to its height, except for towers that are designed to collapse in upon themselves. For these later types of towers, the minimum yard setbacks are 1/2 the tower height or 50 feet, whichever is less.

(3) *Height restrictions.* A maximum height for telecommunications towers is 200 feet.

(E) *Co-location requirements.*

(1) A proposal for a new commercial wireless telecommunication service tower shall not be approved unless it can be documented by the applicant, as documented by a qualified and licensed engineer, that the telecommunication equipment planned for the proposed tower cannot be accommodated on an existing or approved tower, commercial building, or public structure within 1 mile radius of the proposed tower site due to 1 or more of the following reasons.

(a) The planned equipment would exceed the structural capacity of the existing or approved tower or commercial building, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

(b) The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building and interference cannot be prevented at a reasonable cost.

(c) Existing or approved towers and buildings within the search radius (1 mile) cannot accommodate the planned equipment at a height necessary to reasonably function.

(d) The applicant must demonstrate that a good faith effort to co-locate equipment on existing towers or structures within the 1 mile radius, but an agreement could not be reached.

(2) Predominantly economic reasons for not pursuing co-location sites shall not be accepted and would generally be grounds for rejection of the application and/or denial of the conditional use permit.

(3) Any proposed commercial wireless telecommunication service tower shall be designed to accommodate both the applicant's antennae and comparable antennae for at least 2 additional users. Towers must be designed to allow for future rearrangement of antennae upon the tower and to accept antennae mounted at varying heights.

(F) *Tower design requirements.* Proposed or modified towers and antennae shall meet the following design requirements.

(1) Towers and antennae shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities.

(2) Commercial wireless telecommunication service towers shall be of a monopole design unless the City Council determines that an alternative design would better blend in to the surrounding environment. Towers must be self-supporting without the use of wires, cables, beams, or other means.

(G) *Construction requirements.*

(1) All antennae, towers, and accessory structures shall comply with all applicable provisions of this chapter.

(2) Towers shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirements of the Uniform Building Code and Electronics Industry Association.

(3) No part of any antenna or tower nor any lines, cable, equipment, wires, or braces in connection with either shall at any time extend across or over any part of the right-of-way, public street, highway, sidewalk, or property line.

(4) Towers and associated antennae shall be designed to conform with accepted electrical engineering methods and practices and to comply with the provisions of the National Electrical Code.

(5) All signal and remote control conductors of low energy extending substantially horizontally above the ground between a tower or antenna and a structure, or between towers, shall be at least 8 feet above the ground at all points, unless buried underground.

(6) Every tower affixed to the ground shall be protected by a security fence to discourage climbing of the tower by unauthorized persons.

(7) Tower locations should provide the maximum amount of screening possible for off-site views of the facility. Existing on-site vegetation shall be preserved to the maximum extent practicable.

The area around the base of the tower and any accessory structures shall be landscaped and/or screened. See § 152.210.

(H) *Lights and other attachments.*

(1) No antenna or tower shall have affixed or attached to it in any way, except during time of repair or installation, any lights, reflectors, flashers, or other illuminating device, except as required by the Federal Aviation Agency (FM) or the Federal Communications Commission (FCC), nor shall any tower have constructed on, or attached to, in any way, any platform, catwalk, crow's nest, or like structure, except during periods of construction or repair.

(2) The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(I) *Accessory utility buildings.* All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the zoning district in which the tower site is located. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood.

(J) *Screening standards.*

(1) When used, walls or fences must provide for full visual screening of accessory buildings or storage areas, as viewed from residential areas and state and county roads.

(2) The materials used for constructing the wall or fence shall be specified in the site plan and shall be subject to approval by the Zoning Committee and City Council.

(3) Berms, if used, shall be constructed with a slope not to exceed 3:1 and shall be covered with sod or other landscape material sufficient to prevent erosion of the berm.

(4) Trees, hedges, or other vegetative materials, when used, must provide at least 75% capacity throughout the year. The screening must also conform to all vegetative setback requirements of this chapter.

(K) *Maintenance requirements.*

(1) The yard area in front of fences and walls shall be trimmed and maintained in a neat and attractive manner.

(2) Repairs to damaged areas of walls or fences shall be made within 30 days of sustaining the damage.

(3) Areas left in a natural state and vegetative screening area shall be properly maintained in a slightly and well kept condition.

(4) Diseased, dying, or dead vegetative screening elements shall be removed and then replaced, at a minimum, with healthy plants of the same size required when first planted.

(L) *Abandoned or unused towers or portions of towers.*

(1) All abandoned or unused towers and associated facilities shall be removed within 6 months of the cessation of operations at the site unless a time extension is approved by the City Council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and any associated facilities upon the cessation of their operations shall be submitted at the time of application. In the event that a tower is not removed within 6 months of cessation of operations at a site, the tower and associated facilities may be removed by the city and the cost of removal assessed against the property.

(2) Unused portions of towers above manufactured connection shall be removed within 6 months of the time of antenna relocations. The replacement of portions of a tower previously removed requires the issuance of a new building/conditional use permit.

(M) *Antennae mounted on roofs, walls, and existing towers.* The placement of wireless telecommunication antennae on roofs, walls, and existing towers may be approved by the City Council, provided the antennae meet the requirements of this chapter, after submittal of:

(1) A site and building plan; and

(2) A report prepared by a qualified and licensed professional engineer indicating the existing structure or towers suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. A complete detailing of all fixtures and couplings needed and the precise point of attachment shall be indicated.

(N) *Additional submittal requirements.* In addition to the information required elsewhere in this chapter, applications for towers shall include the following supplemental information.

(1) Documentation of the area to be served by the tower including a narrative describing why the site chosen is the most appropriate site for the tower location, the results of any environmental review conducted on the chosen site, and a discussion of why existing structures within the search area would not be suitable as locations or co-locations for the purpose of antennae.

(2) A copy of an agreement between the applicant and property owner that the site and tower will be designed for not less than 3 users. The agreement shall also include a statement that any unused or obsolete tower shall be removed by the property owner or applicant. This agreement shall be signed by the applicant and property owner and shall be attached to and become part of the permit.

(3) A report from a qualified and licensed professional engineer which:

(a) Describes the tower height and design including a cross-section and elevation;

(b) Documents the height above grade for all potential mounting positions for co-locating antennae and the minimum separation distances between antennae;

(c) Describes the tower capacity, including the number and type of antennae it can accommodate;

(d) Documents what steps the applicant will take to avoid interference with established public safety telecommunications;

(e) Includes an engineer's stamp and registration number; and

(f) Includes other information necessary to evaluate the request.

(4) Before the issuance of a zoning permit, the following supplemental information shall be submitted:

(a) Proof that the proposed tower complies with regulations administered by the FAA;
and

(b) A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical standards.

(5) Additional liability insurance equivalent to the minimum city requirements and proof of insurance be provided with all other information contained with the submittal materials.
(Ord. 170, § 11.15, passed 5-6-2002) Penalty, see § 10.99

§ 152.220 DRIVE-IN BUSINESS DESIGN STANDARDS.

The following standards shall apply to drive-in businesses in all districts.

(A) General standards.

(1) Any drive-in business serving food or beverages may also provide, in addition to vehicular service areas, indoor food and beverage service seating area. Each drive-in business serving food may have outside seating.

(2) The hours of operation shall be set forth as a condition of any zoning permit for drive-in businesses.

(3) No service shall be rendered, deliveries made, or sales conducted within the required front yard.

(4) The entire area, other than that occupied by structures or landscaped areas, shall be hard surfaced to control dust and drainage runoff.

(5) A fence or screening of acceptable design not more than 6 feet in height nor less than 4 feet shall be constructed along the property line abutting a residential district and the fence or screen shall be adequately maintained.

(B) *Site design standards.*

(1) Each food or beverage drive-in business shall place trash receptacles at all exits as well as 1 refuse receptacle per 10 vehicle parking spaces within the parking area.

(2) Electronic devices such as loudspeakers, automobile service order devices, drive-in car speakers, and similar instruments shall not be located within 300 feet of any residential dwelling unit.

(3) Number of stacking spaces required, in addition to the vehicle being served:

(a) Financial institutions – 3 stacking spaces;

(b) Car wash – 4 stacking spaces; and

(c) All other uses requiring the use of stacking spaces – 3 stacking spaces.

(4) The minimum size of each stacking space shall be 9 feet wide by 18 feet deep.

(5) Location of stacking spaces:

(a) No stacking space shall encroach into any drive aisle that is necessary for the circulation of vehicles; and

(b) All stacking spaces shall be setback from property lines the same distance required of parking areas.

(6) All canopies and equipment appurtenant to a drive-through facility shall provide the same setbacks as are required for principal buildings.

(7) Lights shall be designed and placed in such a manner as to direct the light away from residential areas.

(8) All areas used for the storage or disposal of trash, debris, discarded parts, and similar items shall be fully screened from public view or from adjacent properties. All structures and grounds shall be maintained in an orderly, clean, and safe manner.

(C) *Auto service stations; additional site design standards.*

(1) *Vehicles.* No more than 4 vehicles awaiting service shall be parked outside building areas, other than those utilized by employees. No single vehicle shall be parked in an area visible from a public street or a residential property for a period longer than 15 days.

(2) *Exterior storage.* Exterior storage, besides vehicles as referenced above, shall be limited to service equipment and items offered for sale. Items for sale shall be in containers that are designed for outside display such as racks, trays, or similar containers. Junk cars, empty cans, and other unsightly materials are not permitted in an area visible from public rights-of-way or from adjacent property.

(D) *Locations.*

(1) No drive-in business shall be located within 200 feet of a public or parochial school or church.

(2) No drive-in business shall be located such that it may increase traffic volumes on nearby residential streets.

(E) *Site plan.*

(1) The site plan shall clearly indicate suitable storage containers for all waste material. All commercial refuse containers shall be screened.

(2) A landscaping plan shall be included and shall set forth complete specifications for plants and other features.

(3) Adequate area shall be designated for snow storage such that clear visibility shall be maintained from the property to any public street.

(4) The entire area of any drive-in business shall have a drainage system approved by the Zoning Committee or City Engineer.
(Ord. 170, § 11.16, passed 5-6-2002) Penalty, see § 10.99

§ 152.221 BUILDING RELOCATION REQUIREMENTS.

(A) *Generally.* The relocation of any building or structure from 1 lot or from out of city limits to another lot within the city limits requires the applicant to secure a conditional use permit and a zoning permit.

(B) *Performance standards.*

(1) Upon relocation, the building will comply with the applicable requirements of the building code.

(2) The proposed relocated building shall comply with the character of the neighborhood in which it is being relocated, as determined by the Zoning Committee.

(3) The relocated building shall only be used for a conforming use, as designated by the zoning map and the district use designations in this chapter.

(4) Except as otherwise allowed by the City Council, the relocated structure shall be ready for occupancy within 6 months of its relocation.

(C) *Performance Security.*

(1) Any person seeking a permit under this section shall also provide a bond, executed by a corporate surety company authorized to do business in the state, in the amount of \$25,000, conditioned upon the compliance by the applicant with the provisions contained in this chapter and other applicable provisions of state law, to be used for the payment to the city for any damage the city may sustain by reason of the building being moved.

(2) After the building has been moved, the Zoning Administrator shall furnish the City Clerk/Treasurer with a written statement of all expenses incurred and of all damage caused to or inflicted upon property belonging to the city by reason of the move. The City Clerk/Treasurer shall return to the applicant all deposits after deducting a sum sufficient to pay for all costs associated with making repairs to damaged city property.

(Ord. 170, § 11.17, passed 5-6-2002) Penalty, see § 10.99

§ 152.222 SWIMMING POOLS; OUTDOORS.

(A) *Generally.* The following standards are to be applied to swimming pools.

(B) *Standards.*

(1) The interior vertical wall of swimming pools shall not be closer than 5 feet to any side or rear lot line.

(2) No swimming pool shall be located beneath or within 10 feet of any overhead utility lines or over any underground utility lines.

(3) All outdoor swimming pools shall be completely enclosed by a security fence or wall at least 4 but not more than 6 feet high and be located no less than 4 feet from the edge of the pool. The bottom of the fence or wall shall be no higher than 4 inches above the surface of the ground. Fence openings or points of entry to the pool area shall be equipped with self-closing and self-latching lockable gates.

(4) No swimming pool shall be used, kept, maintained or operated in such a manner as to constitute a nuisance or as to be hazardous to health, life, or property. All swimming pools shall have and operate adequate equipment to filter and otherwise keep the water clean and free from contamination.

(Ord. 170, § 11.18, passed 5-6-2002) Penalty, see § 10.99

§ 152.223 SUBDIVISION OF 2-FAMILY HOME OR TWIN HOME DEVELOPMENT.

(A) The subdivision of base lots in the R-1 District containing a 2-family structure to permit individual private ownership of a single dwelling unit within such a structure is acceptable upon review by the Zoning Committee and with the approval of the City Council.

(B) Prior to a 2-family dwelling and lot being subdivided, the base lot must meet the area requirements and the structure must meet the setback requirements of the R-1 zoning district.

(C) After subdivision in which a zero lot line between the 2 units is established, the principal structure on each of the lots created will be that portion of the attached dwelling unit existing or constructed on the platted unit lots.

(D) Each of the subdivided lots shall abut an improved public street.

(E) A property maintenance agreement must be arranged by the applicant and submitted to the Zoning Committee for review and approval. The agreement shall specify the requirement for maintenance provisions for owners of the structures and the lots to coordinate efforts to ensure that their efforts will maintain continuity in the appearance of the structure's exterior. This agreement is to be filed with the Rice County Recorder's office as a deed restriction against the title of each unit lot.

(F) Separate public utility service shall be provided to each subdivided unit.

(G) The subdivision is to be platted and recorded in conformance to requirements of Chapter 151. (Ord. 170, § 11.19, passed 5-6-2002) Penalty, see § 10.99

§ 152.224 RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD).

(A) *Purpose.* To provide a set of procedures and standards to allow for greater flexibility in the development of neighborhoods with mixed densities or varying residential uses. The PUD process will permit variation in setbacks, height of buildings, lot area, width, and depth standards, densities, for the purpose of encouraging any of the following:

(1) Innovations in development proposals by integrating housing variety, design, and the location of structures;

(2) Conservation and more efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investment;

(3) Preservation and enhancement of desirable site characteristics such as natural topography, surface water features, or the prevention of soil erosion; or

(4) A more desirable and creative environment than might be possible through strict application of zoning and subdivision regulations.

(B) *General requirements and standards.*

(1) *Ownership.* An application for a PUD must be filed by the landowner or jointly by all landowners of the property included in the project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple owners, the approved plan shall be binding upon all owners.

(2) *Land use plan consistency.* The proposed PUD shall be consistent with the Morristown Land Use Plan.

(3) *Common open space.* Common open space at least sufficient to meet the minimum requirements as established in the Land Use Plan shall be provided, as well as, structures and improvements necessary and appropriate for the benefit and enjoyment of the residents of the PUD.

(4) *Operating and maintenance requirements for PUD common open space or facilities.* Whenever common open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to assure the continued operation and maintenance of the open space and service facilities to a pre-determined standard. Common open space and service facilities within a PUD may be placed under the ownership of 1 or more of the following, as approved by the City Council:

(a) Dedicated to public, where a community wide use is anticipated and the Council agrees to accept the dedication;

(b) Landlord control, where only use by tenants is anticipated; and/or

(c) Property owners association, provided all of the following conditions are met:

1. Prior to the use or occupancy or sale of an individual building unit, parcel, tracts, townhouse, apartment or common area, a declaration of covenants, conditions and restrictions or an equivalent document shall be submitted to the city prior to having it recorded with the county;

2. The declaration of covenants, conditions, and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject the properties to the terms of the declaration;

3. The declaration of covenants, conditions, and restrictions shall provide that an owner's association or corporation shall be members of the association or corporation which shall maintain all properties and common areas in good repair and shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be reviewed by the Zoning Committee and City Council. The intent of this requirement is to protect the property values of the individual owner through establishing private control;

4. The declaration shall also provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the city or fails to pay taxes or assessments on properties as they become due and in the event the city incurs any expenses

in enforcing its rules and regulations, which the expenses are not immediately reimbursed by the association or corporation, then the city shall have the right to assess each property its pro rated share of the expenses. The assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made;

5. Membership must be mandatory for each owner and any successive buyer;
 6. The open space restrictions must be permanent, not for a given number of years;
 7. The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities to be deeded to it;
 8. Property owners must pay their prorated share of the cost of the Association by means of an assessment to be levied by the Association which meet the requirements for becoming a lien on the property in accordance with state statutes;
 9. The association must be able to adjust the assessment to meet changed needs;
- and
10. The bylaws and rules of the Association and all covenants and restrictions to be recorded must be approved by the Council prior to the approval of the final PUD plan.

(5) *Density*. The maximum allowable density variation in a PUD shall be determined by standards negotiated and agreed upon between the applicant and the city.

(6) *Utilities*. All utilities shall be installed underground.

(7) *Utility connections*.

(a) *Water connections*. Where more than 1 property is served from the same service line, individual unit shut-off valves shall be provided.

(b) *Sewer connections*. Where more than 1 unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

(8) *Roadways*. All streets shall conform to the design standards required by Chapter 151, or as approved by the City Council.

(9) *Landscaping*. In any PUD, landscaping shall be provided according to a plan approved by the Council. In assessing the landscaping plan, the Council shall consider the natural features of the particular site and the overall scheme of the PUD plan.

(10) *Setbacks.* The front and side yard design standards specified in the R-1 District will apply to the periphery of the PUD. No building within the project shall be nearer to another building than $\frac{1}{2}$ the sum of the building heights of the 2 buildings.

(C) *Submission requirements; general concept stage.* Five copies of the following exhibits and plans shall be submitted to the Zoning Committee and City Council:

(1) General information:

(a) The landowner(s) name, address, and interest in the property;

(b) The applicant's name and address, if different from landowners;

(c) Names and addresses of all consultants who have contributed to the development of the PUD plan being submitted, such as attorney, land planner, engineer, surveyor, others; and

(d) Evidence the applicant has sufficient control over the subject property on which the PUD is proposed, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property and including an up-to-date certified abstract of title or registered property report, and any other evidences as the city may require of the petitioner to show control of the subject property.

(2) Present status:

(a) The legal description of the property;

(b) The existing zoning classification and present use of land within the subject property, as well as, the use of land adjacent to the subject property within 500 feet; and

(c) A map showing any existing development within the subject property and of the property within 500 feet of the subject property, including the location of existing streets, property lines, easements, water mains, sanitary sewers, and storm sewers.

(3) A written statement generally describing the proposed PUD and the market it is intended to serve, how the PUD is designed, arranged, and operated in order to permit the development and use of neighboring property in accordance to the land use controls of the city;

(4) Graphic reproduction of the following site conditions shall be provided at a scale of 1 inch = 100 feet.

(a) Contours - minimum of 2 intervals;

(b) Location, type, and extent of tree cover;

(c) Location and extent of water bodies, wetlands, streams, flood plains within the subject property and within 300 feet of the subject property;

(d) Significant rock outcroppings;

(e) Existing drainage patterns;

(f) Vistas and significant views; and

(g) Soils conditions as they may affect development.

(5) Schematic drawing of the proposed development concept, including but not limited to, the general location of major circulation elements, public and common open space, and residential uses;

(6) A statement of the estimated total number of dwelling units proposed for the development, as well as estimates of the following:

(a) An estimate of the amount of land devoted to residential uses;

(b) An estimate of the amount of land devoted to residential use by building type;

(c) An estimate of the amount of land devoted to common open space;

(d) An estimate of the amount of land devoted to public open space;

(e) Approximate area devoted to streets; and

(f) Approximate area devoted to and an number of off-street parking spaces, loading spaces, and accessways.

(7) When the PUD is to be constructed in stages, extending beyond a single construction season, a schedule for the development stages or units shall be submitted stating the approximate beginning and completion date for each such stage and the proportion of the total PUD public or common open space and dwelling units to be provided or constructed during each such stage and the overall chronology of development to be followed from stage to stage;

(8) When the proposed PUD includes provisions for public or common open space or service facilities, a statement describing the provision that is to be made for the care and maintenance of the open space or service facilities;

(9) General intents of any restrictive covenants that are to be recorded with respect to the property included in the proposed PUD;

(10) Schematic utilities plans indicating placement of water, sanitary and storm sewers;

(11) The Zoning Committee may excuse an applicant from submitting any specific item of information or document required in this stage, which it finds to be unnecessary to the consideration of the specific proposal for PUD approval; and

(12) The Zoning Committee may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD or any aspect or stage thereof.

(D) *Submission requirements; development stage.* The development stage submissions shall include, but not be limited to:

(1) Zoning classification required for development and any other public decisions required to implement the plan;

(2) Five sets of preliminary plans, drawn to a scale of not less than 1 inch = 100 feet, or a scale requested by the Zoning Committee, containing the following information:

(a) Proposed name of the development, not duplicating the name of any other plat recorded in the city;

(b) Property boundary lines and dimensions of the property and any significant topographical or physical features of the property;

(c) The location, size, use, and arrangement including height in stories and feet and total square feet of ground area coverage and floor area, of proposed buildings, and existing buildings which will remain, if any;

(d) Location, dimensions of all driveways, entrances, curb cuts, parking stalls, loading spaces and access aisles, and all other circulation elements including bike and pedestrian; and the total site coverage of all circulation elements;

(e) Location, designation, and total area of all common open space;

(f) Location, designation, and total area proposed to be conveyed or dedicated for public open space, including parks, playgrounds, school sites, and recreational facilities;

(g) Proposed lots and blocks, if any, and numbering system;

(h) The location, use, and size of structures and other land uses on adjacent properties;

(i) Detailed sketches and provisions of proposed landscaping;

(j) General grading and drainage plans for the developed PUD; and

Morristown - Land Usage

(k) Any other information that may be required by the Zoning Committee or City Council in conjunction with the approval of the general concept plan.

(3) An accurate legal description of the entire area within the PUD for which final development plan approval is sought;

(4) A tabulation indicating the number of residential dwelling units and expected population;

(5) Preliminary architectural “typical” plans indicating use, floor plan, elevations and exterior wall finishes of proposed buildings;

(6) A detailed site plan, suitable for recording, showing the physical layout, design and purpose of all streets, easement, rights-of-way, utility lines and facilities, lots, blocks, public and common open space, general landscaping plan, and structure uses;

(7) Preliminary grading and site alteration plan illustrating changes to existing topography and natural site vegetation. The plan should clearly reflect the site treatment and its conformance with the approved concept plan;

(8) A preliminary plat prepared in accordance with Chapter 151;

(9) Any other information or documentation requested by the Zoning Committee or City Council; and/or

(10) The Zoning Committee and City Council may excuse an applicant from submitting any specific item of information or document required in this section if it is determined to be unnecessary to the consideration of the proposal for PUD approval.

(E) *Submission requirements; final plan stage.* After approval of a general concept plan for the PUD and the development stage plan, the applicant will submit the following material for review prior to requesting a zoning permit:

(1) Proof of recording any easements and restrictive covenants prior to the sale of any land or dwelling unit within the PUD and of the establishment or hiring of any entity that is to be responsible for the management and maintenance of any public or common open space or service facility;

(2) All certificates, seals, and signatures required for the dedication of land and recording of documents;

(3) Final architectural working drawings of all structures;

(4) A final plat and final engineering plans and specifications for streets, utilities, and other public improvements, together with a developer’s agreement for the installation of the improvements and financial guarantees for the completion of the improvements; and

(5) Any other plan, agreements, or specifications necessary for the Zoning Committee and City Council to review the proposed construction.

(F) *Procedure for processing a planned unit development (PUD).*

(1) *Application conference.* The applicant of a proposed PUD is encouraged to arrange for and attend a conference with the Zoning Committee. The primary purpose is to provide the applicant with an opportunity to gather information and obtain guidance about the general suitability of the project for the area on which the PUD is proposed.

(2) *Time lines.* The general concept plan, development stage, and final plan stage will conform to the time lines set in Chapter 151.

(3) *Zoning and other permits.* Upon receiving notice that the final plan has been recorded, zoning permits may be issued pursuant to the applicable city provisions.

(4) *Limitation on final plan approval.* Within 1 year after the approval of a final plan for a PUD, construction shall commence in accordance with the approved plan. Failure to commence construction within the period shall, unless an extension shall have been granted, automatically render the PUD permit invalid.

(G) *Additional standards applying to residential PUDs developed in shoreland.*

(1) *Site suitable area evaluation.*

(a) The suitable area within shoreland is calculated by excluding from the tier area all wetlands, bluffs, or land below the ordinary high water level of public waters.

(b) The suitable area within shoreland is divided by the single residential lot size standard, which shall then be used to yield a base density of dwelling units.

(2) *Density increase multiplier.* A 50% increase to the dwelling unit base density calculated above is allowable, if structure setbacks from the ordinary high water level are increased to at least 50% greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through the use of increased vegetative screening plantings, and the setback is at least 25% greater than the minimum setback.

(3) *Open space requirements.* Planned unit developments must contain open space meeting all of the following requirements:

(a) At least 50% of the total project area must be preserved as open space;

2008 S-1

156

Morristown - Land Usage

(b) Dwelling units, road surfaces, parking areas, or other structures are developed areas, and shall not be included in the computation of minimum open spaces;

(c) Open space may include outdoor recreational facilities for use by owners of dwelling units;

(d) The appearance of open space areas, including topography, vegetation, and allowable

uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means; and

(e) The shore impact zone must be included as open space. At least 70% of the shore impact zone must be preserved in its natural or existing state.

(Ord. 170, § 11.20, passed 5-6-2002; Am. Ord. passed 2-7-2005) Penalty, see § 10.99

Cross-reference:

For Shoreland Overlay District regulations, see §§ 152.350 et seq.

§ 152.225 JUNK YARDS OR AUTO SALVAGE YARDS.

(A) *Generally.* Junk yards and auto reduction yards shall conform to the following performance standards.

(B) *Performance standards.*

(1) Designated storage areas shall be totally screened by means of fencing so the area shall not be visible from public roads nor from dwellings that are located on adjacent lots. Screening shall be completed within 90 days from receipt of the notice from the Zoning Administrator.

(2) All storage areas shall be setback a minimum of 100 feet from a residential district, any lake, stream, creek, public or private ditch.

(3) The area upon which the business activity is located must be a contiguous area within the owner's parcel and must meet all yard setbacks and screening provisions herein.

(4) Vehicle storage provisions include:

(a) All vehicles must remain upright unless the motor and running gear have been removed; and

(b) No vehicle storage nor any business operation is permitted in any flood plain area, wetland, or in areas where groundwater is less than 3 feet from the ground surface.

(5) All structures will conform to yard setbacks as established in the district provisions. However, no fencing is permitted in the front yard nor is the storage of any autos. Additionally, all autos must be setback at least 10 feet from the rear and side property lines.

(6) The site plan for the establishment of any new use or for any rezoning request must be accompanied by the following information:

- (a) The location of buildings and auto storage area and all applicable linear dimensions;
- (b) A fencing plan;
- (c) A signage plan;
- (d) A drainage plan;

(e) A hazardous waste plan which conforms to MPCA guidelines and addresses the handling and storage of any or all of the following:

- 1. Motor oil and/or fuel;
- 2. CFCs (chlorofluorocarbons);
- 3. Auto or other motorized vehicle batteries;
- 4. Antifreeze; and
- 5. Any other substance as requested by the Zoning Committee or City Council.

(f) Provide a copy of the EPA ID Number Notification and a copy of their hazardous waste license.

(Ord. 170, § 11.21, passed 5-6-2002) Penalty, see § 10.99

§ 152.226 NON-CONFORMING BUILDING MATERIALS.

In all zoning districts any principle or accessory building and or structure shall not be constructed or erected of:

(A) Temporary materials such as canvas, tarps, plastics, or other such materials; or

(B) Prefabricated kits greater than 160 square feet.

(Ord. 2011-3, passed 4-18-2011)

§ 152.227 GARAGE SALE

(A) General. A garage sale shall conform to the following restrictions and prohibitions.

(B) Restrictions and Prohibitions

- (1) A garage sale shall be conducted solely within the boundaries of the property owned or occupied by the person conducting the sale.
- (2) No items offered for sale shall have been obtained for re-sale or received on consignment for sale.
- (3) There shall be no more than a total of ten (10) garage sale days

conducted at any one premises during a calendar year.

- (4) A single garage sale shall not occur over more than four (4) consecutive days.
- (5) No garage sale shall be commenced before 7:00 a.m. or continue past 8:00 p.m.
- (6) Garage sale signs shall not exceed four (4) square feet in area provided that:
 - (a) One (1) on site sign and three (3) off-premise signs, with the permission of the property owner, shall be allowed.
 - (b) No such sign shall be placed within the public right-of-way, or located on any other public property. All Signs and sale items shall be removed within one day following the sale.

(C) Exemption. This section shall not apply to any sale under a Court Order, nor to any bonafide auction sale, nor to a sale exclusively of farm or garden products by the person producing the same. (Ord. 2015-4, passed 5-4-2015)

§ 152.228 USE OF GARBAGE CONTAINERS

(A) No one shall store or allow garbage or refuse on any premises in the city, except in garbage containers or commercial dumpsters. Garbage containers in residential districts shall not exceed forty (40) gallon volume, except containers for recycling approved by Rice County shall not exceed sixty-five (65) gallon volume. It is the intention of the section that premises with any garbage and refuse thereon shall be in a clean and neat condition at all times, and any contrary condition is hereby declared a public nuisance contrary to the welfare and best interests of the city. This prohibition applies even if the garbage or refuse has been placed or deposited properly and such materials litter the premises as the result of a windstorm, the activities of dogs or children, or the like.

(B) Occupants of buildings or premises in the city where garbage or refuse results or accumulates from activities therein or thereon shall provide sufficient garbage containers or commercial dumpsters therefor; provided, however, that one- and two- family units shall not be served by commercial dumpsters, except during construction or remodeling, for a period not to exceed one (1) year.

(C) For purposes of this section, the term “garbage container” shall mean a container constructed of metal or plastic which secures refuse from weather, animals and insects. A garbage container shall include a garbage bag used to secure refuse.

(Ord. 2016-2, passed 2-1-2016; Am. Ord. 2021-5, passed 4-5-2021)

§ 152.230 PRODUCE STANDS

- (A) *Generally.* The following standards shall apply to Produce Stands located within the City.
- (B) *Produce Stand Defined.* A Produce Stand shall be defined as a temporary structure located on private property at which agricultural products, such as raw vegetables, fruits, herbs, flowers, plants, nuts, honey and eggs are sold.

- (C) *Location of Produce Stands.* Produce Stands shall be permitted in all zoning districts.
- (D) *Permit Required.* The owner of a property upon which a Produce Stand is located shall obtain a Produce Stand Permit prior to conducting business. No Produce Stand shall be allowed without a valid Produce Stand Permit. The Produce Stand Permit must be visibly posted during hours of operation.
- (E) *Standards.* The following standards shall apply to all Produce Stands:
- (1) Location. Produce Stands must be located on private property. Produce Stands shall not be located in the public right-of-way.
 - (2) Ownership of Business. All Produce Stands shall be family-owned. The owner of the property upon which the Produce Stand is located shall be the owner/proprietor of the Produce Stand.
 - (3) Products Sold. Products sold shall be primarily locally grown. For purposes of this Section, “primarily locally grown” shall mean that no less than 50% of the products sold shall have been grown within 30 miles of the Produce Stand.
 - (4) Seasonal Operation. Produce Stands shall be permitted to operate between June 15 and October 31. All structures, signs, tables, or other fixtures of the Produce Stand shall be removed prior to June 15 and after October 31.
 - (5) Hours of Operation. Produce Stands may be open for business on permitted days between 7:00 am and the earlier of 8:00 pm or sunset.
 - (6) Structure. The Produce Stand may include one (1) structure with dimensions not exceeding 12 feet in length and 12 feet in width.
 - (7) Signage. A Produce Stand may utilize no more than two (2) signs. Each sign may have dimensions not exceeding 24 square feet. All signs shall be located on the property upon which the Produce Stand is located. Signs shall not be illuminated.

(Ord. 2017-4, passed 7/24/2017)

§ 152.235 SOLAR ENERGY SYSTEMS

Solar Energy Systems. Solar energy systems shall only be allowed in the R-1, Residential Zoning District subject to the restrictions set forth herein.

A. General Regulations

Solar Energy Systems are in allowed as a permitted use in the Residential District.

1. Permitted Use in a R-1, Residential Zoning District

a. Solar Panel Systems that are attached or flush mounted to a roof are allowed as a permitted use. The solar panels may be affixed or flush mounted to a roof or wall of the principal building or accessory buildings.

B. Solar Panel Standards.

1. Roof Mounted System - A roof mounted or flush mounted system on a peaked roof shall not extend more than one foot above the peak of that section of the roof. The height of the system shall be measured from the roof peak to the highest extent of the system.
2. Wall Mounted System – A solar panel system shall not extend more than 8 inches from the wall.
3. Development permits shall be required for all systems over forty (40) square feet in size.
4. A property owner who has installed or intends to install a solar energy system shall have no right to prevent the construction of structures, planting of trees, or any other items on other parcels in the vicinity that may affect the performance of the solar energy system on the grounds that those items may cast shadows on the solar energy system, absent a solar easement granting such a right. The property owner who has installed or intends to install a solar energy system shall be responsible for obtaining from other property owners in the vicinity any necessary solar easements and shall record the easement with the Rice County Recorder.
5. All solar energy systems, unless it is an integral part of the structure, that remain nonfunctional or inoperative for a continuous period of twelve (12) months shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense and properly dispose of said system.
6. Removal includes the entire structure, including but not limited to the foundation, transmission equipment, structure, and any associated accessory structures. Any owner that has not removed the system within these twelve (12) months shall be notified by the Zoning Administrator in writing and given thirty (30) days to comply with the removal.
7. Upon failure to comply with the notice within the specified time period, the Zoning Administrator is authorized to cause removal of such system and assign any expenses incidental to the removal of the same to the property of the property owner.
8. The solar panels shall not glare as defined by the Zoning Ordinance.

ADMINISTRATION; CONDITIONAL USE PERMITS**§ 152.240 PURPOSE.**

The purpose of this section of the zoning ordinance is to provide the City of Morristown with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health, and safety. In making this determination, whether or not the conditional use is

to be allowed, the city may consider the nature of the land upon which the use is to be located, the nature of the adjoining land or buildings, whether or not a similar use is already in existence and located on the same premises or on other lands immediately close by, the effect upon traffic into and from the premises, or on any adjoining roads, and all other further factors as the city shall deem a requisite of consideration in determining the effect of the use of the general welfare, public health, and safety.

(Ord. 170, § 12.01, passed 5-6-2002)

§ 152.241 PROCEDURE.

(A) *Application.*

(1) The applicant requests proper form for a conditional use permit from the City Clerk/Treasurer or Zoning Administrator.

(2) The application shall be filed with the City Clerk/Treasurer or Zoning Administrator accompanied by the fee as set by the City Council. The application shall contain the following information:

(a) The legal description and local address of the property;

(b) The names and addresses of the owners of all property within 350 feet of the property for which the conditional use permit is being applied;

(c) Detailed description of the proposed conditional use;

(d) Detailed plans of all proposed buildings, roadways, and any other structural or cultural improvements;

(e) A map showing the locations, dimensions, and use of all property within 350 feet of the applicant's property, including streets, alleys, and other physical and cultural features;

(f) A statement describing the reasons for the request of the conditional use permit; and

(g) Other information or exhibits as required by the Zoning Committee and City Council in making recommendations, determinations, and dispositions on the application.

(B) *Application process.*

(1) The applicant shall file the completed application form with the City Clerk/Treasurer or Zoning Administrator. If the application and submittals are complete, the date on which the application was accepted shall be the official submission date. If the application or submittals are not complete, the City Clerk/Treasurer or Zoning Administrator will notify the applicant of the deficiencies within 10 days.

(2) Upon receipt of a complete application, a copy of the application and attachments shall be forwarded immediately to the Zoning Committee.

(3) A representative of the Zoning Committee shall set the date for a public hearing for its next regular meeting and instruct the City Clerk/Treasurer to give notice of time, place, and purpose of the public hearing in the following manner.

(a) Notify by mail all property owners within 350 feet of the property at least 10 days prior to the date of the public hearing.

(b) Give public notice in a newspaper of general circulation in the city at least 10 day prior to the public hearing.

(c) Notify the appropriate Township Board, County Planning Commission, or other agencies as instructed or deemed necessary.

(4) The Zoning Committee or delegation thereof shall view the area being considered for a conditional use permit.

(C) *Public hearings.*

(1) The Chairperson of the Zoning Committee shall conduct the public hearing.

(2) The applicant and/or his or her representative shall appear before the Zoning Committee and answer any questions relative to the proposed conditional use permit.

(3) An accurate record of all testimony shall be kept by the Secretary of the Zoning Committee. This record shall include the names of all persons who participated in the meeting.

(D) *Recommendation.*

(1) The Zoning Committee shall consider all possible adverse effects of the proposed conditional use permit and what, if any, additional requirements may be necessary to prevent the adverse effects.

(2) The Zoning Committee in considering an application for a conditional use permit, shall make findings on the following criteria and report these findings in its recommendation to the City Council:

(a) Relationship to community plans;

(b) The geographical area involved;

(c) Whether the use will depreciate the area in which it is proposed;

- (d) The character of the surrounding area;
- (e) The demonstrated need for the use;
- (f) Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood;
- (g) Whether the use would inherently lead to or encourage disturbing influences in the neighborhood;
- (h) Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences;
- (I) The danger of life and property due to increase flood heights or velocities;
- (j) Elimination of nonconforming uses of land or nonconforming signs;
- (k) Hours of operation;
- (l) Off-street parking and loading;
- (m) Location of egress and ingress for off-street parking and loading;
- (n) Direction and intensity of outdoor illumination; and
- (o) Cleaning and painting.

(3) The Zoning Committee shall make a decision and forward its report and recommendations to the City Council no later than 30 to 40 days from the official submission date of the application. It shall recommend 1 of 3 actions: approval, denial, or approval with special conditions to the City Council.

(E) *Decision.*

(1) Upon receipt of the report and recommendations from the Zoning Committee, the City Council shall place the consideration of the application for conditional use on the agenda for its next regular meeting.

(2) The City Council shall make a decision on the application for a conditional use permit within 60 days of the official submission date of the conditional use application.

(3) The concurring vote of a majority of the full council membership shall be necessary for the approval or denial of an application for a conditional use permit.

(4) Decision of the City Council shall immediately be filed and recorded with the City Clerk/Treasurer's office. Copies shall be sent to the applicant and/or his or her representative.

(a) The Council shall detail its reasons for denial or approval.

(b) Upon approval of an application, the Council may impose any additional special conditions if considered necessary to protect the public's health, safety, and welfare.

(5) In the event that the applicant violates any of the conditions set forth in this permit, the City Council shall have the authority to revoke the conditional use permit.

(6) The conditional use permit, if granted, shall also be recorded with the County Recorder and become a part of the title to the property.

(F) *Issuance.* The City Clerk/Treasurer shall issue a conditional use permit for a particular use to a particular tract of land.

(G) *Appeal.* If the application for a conditional use permit is denied by the City Council, the decision may be appealed to the Board of Adjustment as provided for in this chapter. (Ord. 170, § 12.02, passed 5-6-2002)

§ 152.242 FINDINGS.

No conditional use shall be recommended for approval by the Zoning Committee unless the committee shall find:

(A) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for permitted uses;

(B) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

(C) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided;

(D) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use; and

(E) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (Ord. 170, § 12.03, passed 5-6-2002)

§ 152.243 RECONSIDERATION.

Whenever an application for a conditional use permit has been considered and denied by the City Council, a similar application for a conditional use permit affecting substantially the same property shall not be considered again by the Zoning Committee or City Council for at least 6 months from the date of its denial; and a subsequent application affecting substantially the same property shall likewise not be considered again by the Zoning Committee or City Council for an additional 6 months from the date of the second denial.

(Ord. 170, § 12.04, passed 5-6-2002)

§ 152.244 LAPSE OF CONDITIONAL USE PERMIT BY NON-USE.

Whenever within 1 year after granting a conditional use permit the work as permitted has not been completed, then the permit shall become null and void unless a petition for extension of time in which to complete the work has been granted by the City Council. The extension shall be requested in writing and filed with the City Clerk/Treasurer at least 30 days before the expiration of the original conditional use permit. There shall be no charge for the filing of such a petition. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the conditional use permit. The petition shall be presented to the Zoning Committee and the City Council for a decision.

(Ord. 170, § 12.05, passed 5-6-2002)

§ 152.245 VIOLATIONS.

Violations of conditions imposed by the City Council in conjunction with approval of an action shall be deemed a violation of this chapter and punishable under §§ 152.315 *et seq.*

(Ord. 170, § 12.06, passed 5-6-2002) Penalty, see § 10.99

ADMINISTRATION; VARIANCE**§ 152.260 BOARD OF ADJUSTMENTS AND APPEALS.**

The City Council shall act as the Board of Adjustment and Appeals.

(Ord. 170, § 13.01, passed 5-6-2002)

§ 152.261 WRITTEN REPORTS AND RECOMMENDATIONS TO BOARD TO BECOME PERMANENT RECORD.

The City Council serving as the Board of Adjustment and Appeals shall, after receiving the written reports and recommendations of the Zoning Committee, decide upon request for variance from the literal

provisions of the ordinance in instances where strict enforcement would cause non-economic and undue hardship because of circumstances that are unique to the property under consideration. (Ord. 170, § 13.02, passed 5-6-2002)

§ 152.262 STANDARD FOR VARIATION.

(A) A variance to the provisions of this chapter may be issued by the Board of Adjustment to provide relief to the landowner in those cases where this chapter imposes undue hardship or practical difficulties to the property owner in the use of this land. No use variances (uses different than those allowed in the district) may be issued.

(B) A variance may be granted only in the event that all the following circumstances exist:

(1) Exceptional or extraordinary circumstances apply to the property(ies) which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owners of property since enactment of this chapter have had no control;

(2) The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

(3) That the special conditions or circumstances do not result from the actions of the applicant;

(4) That granting the variance requested would not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures, or buildings in the same district;

(5) That the variance requested is the minimum variance that would alleviate the hardship. Economic conditions alone shall not be considered a hardship;

(6) The variance would not be materially detrimental to the purpose of this chapter, or to other property in the same zone; and

(7) The Board of Adjustment may impose the restrictions and conditions upon the premises benefitted by a variance as may be necessary to comply with the standards established by this chapter, or to reduce or minimize the effect of the variance upon other properties in the neighborhood, and to better carry out the intent of the variance.

(Ord. 170, § 13.03, passed 5-6-2002)

§ 152.263 APPEAL OF ADMINISTRATIVE DECISIONS OR ORDERS.

The City Council serving as the Board of Adjustment shall, after receiving the written report and recommendation from the Zoning Committee, make a decision on appeals where it is alleged by the applicant that error has occurred in any order, requirement, decision, or determination made by the city

in the enforcement of this chapter. However, the appeal shall be filed no later than 90 days after the applicant has received a written notice from the City Clerk/Treasurer, or the appeal shall be considered void.

(Ord. 170, § 13.04, passed 5-6-2002)

§ 152.264 PROCEDURES.

(A) *Application.*

(1) The applicant requests the proper form for a variance from the City Clerk/Treasurer or Zoning Administrator.

(2) The application shall be filed with the City Clerk/Treasurer or Zoning Administrator accompanied by the fee as set by the City Council. The application shall contain the following information:

(a) The legal description and local address of the property;

(b) The names and addresses of the owners of all property within 350 feet of the property for which the variance is being applied;

(c) Detailed description of the proposed variance;

(d) Detailed plans of all buildings, roadways, and any other structural or cultural improvements;

(e) A map showing the locations, dimensions, and use of all property within 350 feet of the applicant's property, including streets, alleys, railroads, and other physical and cultural features;

(f) A statement describing the reasons for the request of the variance; and

(g) Other information or exhibits as required by the Zoning Committee and/or Board of Adjustment in making disposition and determinations on the application.

(B) *Application processing.*

(1) The applicant shall file the completed application form with the City Clerk/Treasurer or Zoning Administrator. If the application and submittals are complete, this date shall be the official submission date. If the application or submittals are not complete, the City Clerk/Treasurer or Zoning Administrator will notify the applicant of the deficiencies within 10 days.

(2) Upon receipt of a complete application by the City Clerk/Treasurer or Zoning Administrator, a copy of the completed application and attachments shall be forwarded immediately to the Zoning Committee. The Zoning Committee, at their next regularly scheduled meeting and following

their review of the variance request, shall prepare a recommendation for the Board of Adjustment. It shall recommend 1 of 3 actions: approval, denial, or approval with special conditions. The recommendation shall be forwarded to the Board of Adjustment to be considered at a public hearing.

(3) The Board of Adjustment shall set the date for a public hearing and instruct the City Clerk/Treasurer to give notice of time, place, and purpose of the public hearing in the following manner:

(a) Notify by mail all property owners within 350 feet of the property at least 10 days prior to the date of the public hearing;

(b) Give public notice in newspaper of general circulation in the city at least 10 days prior to public hearing; and

(c) Notify the appropriate Township Board of Supervisors, County Planning Commission, or other agencies as instructed or deemed necessary.

(4) The Board of Adjustment or a delegation thereof shall view the area being considered for a variance.

(C) *Public hearing.*

(1) The Chairperson of the Board of Adjustment shall conduct the public hearing.

(2) The applicant and/or his or her representative shall appear before the Board of Adjustment and answer any questions relative to the proposed variance.

(3) The Secretary of the Board of Adjustment shall keep an accurate record of all testimony. This record shall include the names of all persons who participated in the meeting.

(D) *Decision.*

(1) The Board of Adjustment shall consider all potential adverse effects of the proposed variance and what, if any, additional requirements may be necessary to prevent the adverse effects. It shall also review the criteria listed in § 152.262 to ensure that the variance request conforms to the requirements listed.

(2) The Board of Adjustment shall hold a public hearing on the proposed variance and shall make a decision within 60 days of the official submission date. It shall take 1 of 3 actions: approval, denial, or approval with special conditions.
(Ord. 170, § 13.05, passed 5-6-2002)

§ 152.265 RECONSIDERATION.

Whenever an application for a variance has been considered and denied by the Board of Adjustment, a similar application affecting substantially the same property shall not be considered again by the Zoning Committee or Board of Adjustment for at least 6 months from the date of its denial.

(Ord. 170, § 13.06, passed 5-6-2002)

§ 152.266 APPEALS.

If the Board of Adjustment denies the application for a variance, the decision may be appealed to the court of competent jurisdiction.

(Ord. 170, § 13.07, passed 5-6-2002)

§ 152.267 LAPSE OF VARIANCE OR APPEAL.

Whenever within 1 year after granting a variance or appeal the work as permitted by the variance or appeal shall not have been completed, then the variance or appeal shall become null and void unless a petition for extension of time in which to complete the work has been granted by the City Council. The extension shall be requested in writing and filed with the City Clerk/Treasurer at least 30 days before the expiration of the original variance or appeal. There shall be no charge for the filing of the petition. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the variance or appeal. The petition shall be presented to the Zoning Committee and the City Council for a decision.

(Ord. 170, § 13.08, passed 5-6-2002)

ADMINISTRATION; AMENDMENTS

§ 152.280 KINDS OF AMENDMENTS.

(A) A change in a district's boundary (rezoning);

(B) A change in a district's regulations; and

(C) A change in any other provision of this chapter.

(Ord. 170, § 14.01, passed 5-6-2002)

§ 152.281 INITIATION OF PROCEEDINGS.

Proceedings for amending this chapter may be initiated by 1 of the following 3 methods:

(A) By petition of an owner or owners of property which is proposed to be rezoned, or for which district regulation changes are proposed;

(B) By recommendation of the Zoning Committee; or

(C) By action of the City Council.
(Ord. 170, § 14.02, passed 5-6-2002)

§ 152.282 PROCEDURE.

No district amendment or change may be taken unless it shall have been proposed by or shall have been first submitted to the Zoning Committee for review and recommendation in the following manner.

(A) *Application.*

(1) Applicant requests the proper form for zoning amendment from the City Clerk/Treasurer or Zoning Administrator.

(2) Application shall be filed with the City Clerk/Treasurer or Zoning Administrator accompanied by a fee as set by the City Council. The application shall contain the following information:

(a) The legal description and local address of the property;

(b) The present zoning classification and the zoning classification requested for the property;

(c) The existing use and proposed use of the property;

(d) The names and address of the owners of all property within 350 feet of the property for which the change is requested;

(e) A statement of the reasons why the applicant believes the present zoning classification is no longer valid; and

(f) A map showing the locations, dimensions, and use of the applicants property and all property within 350 feet thereof, including streets, alleys, railroads, and other physical features.

(3) Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

(B) *Application processing.*

(1) If the application and submittals are complete, this date shall be the official submission date. If the application or submittals are not complete, the City Clerk/Treasurer or Zoning Administrator will notify the applicant of the deficiencies within 10 days.

(2) Upon receipt of a complete application by the City Clerk/Treasurer or Zoning Administrator, a copy of the completed application shall be forwarded immediately to the Zoning Committee for study and recommendation.

(3) The Zoning Committee shall schedule a date for public hearing at their next regular meeting and instruct the City Clerk/Treasurer to give notice of time, place, and purpose of the public hearing in the following manner. The City Clerk/Treasurer shall:

(a) Notify by mail all property owners within 350 feet of the property at least 10 days prior to the date of the public hearing;

(b) Give public notice in a newspaper of general circulation in the city at least 10 days prior to the public hearing; and

(c) Notify the appropriate Township Board of Supervisors, the County Planning Commission, and other agencies as instructed and deemed necessary.

(4) The Zoning Committee or delegation thereof shall view the area being considered.

(C) *Public hearing.*

(1) The Chairperson of the Zoning Committee shall conduct the public hearing.

(2) Any person with legitimate interest in the application may present his or her views to the Zoning Committee either verbally or in writing.

(3) The Secretary of the Zoning Committee shall keep an accurate record of all testimony. This record shall include the names and addresses of all persons who participated in the meeting.

(D) *Zoning Committee decisions and recommendations.*

(1) The Zoning Committee shall, prior to making a recommendation, consider the following:

(a) All relevant facts and findings brought out in public hearings;

(b) Physical inspection of property in question by all members or a delegation of members of the Zoning Committee; and

(c) The following items should be considered in reaching a decision:

1. Would granting of the rezoning request conform to the presently accepted future land use plans for the city as well as present land uses?;
2. Is it in the community's best interest for additional land space to be zoned to the class requested?;
3. If the request were granted, what additional public services would be required?;
4. Is the capacity of existing roads and sewer and water facilities sufficient to accommodate this proposal?;
5. Was there an error or oversight in preparing the original zoning map that indicates this zoning class should have been included at that time?; and
6. Is this change beneficial to the community or is it merely a convenience to the applicant?

(2) The Zoning Committee shall make a written recommendation with reasons for approval or denial of the application to the City Council no later than 30 to 40 days from the official submission date of the application. The Zoning Committee shall recommend 1 of 3 actions: approval, denial, or approval with special conditions to the City Council.

(E) *City Council decision.*

(1) The City Council may approve or deny the application by simple majority vote of the entire City Council.

(2) The City Council shall act upon the application within 20 to 30 days of receiving the recommendations by the Zoning Committee, or, ultimately, within 60 days of the official submission date.

(F) *Approval.* The City Council officially adopts the ordinance change. The City Clerk/Treasurer shall forward a certified copy to the County Recorder and make map and/or ordinance changes and publish a summary of the changes adopted.
(Ord. 170, § 14.03, passed 5-6-2002)

§ 152.283 LIMITATION ON APPLICATIONS.

An applicant shall not initiate action for a zoning amendment affecting the same land more often than once every 12 months unless the Zoning Committee has determined that the conditions of the application have sufficiently changed to warrant reconsideration by the city of the proposal.
(Ord. 170, § 14.04, passed 5-6-2002)

§ 152.284 APPEAL.

If the application is denied by the City Council, the decision may be appealed to the Board of Adjustment as provided for by this chapter.
(Ord. 170, § 14.05, passed 5-6-2002)

ADMINISTRATION; ENFORCEMENT**§ 152.295 GENERALLY.**

The City Administrator shall be the acting Zoning Administrator unless the city council appoints a different individual to fill that role.

The Zoning Administrator shall administer and enforce this chapter. If the Zoning Administrator finds that any of the provisions of this chapter are being violated, the Zoning Administrator shall, in writing, the person responsible for the violation, indicating the nature of the violation and ordering the action necessary to correct it. This notification could include an order to discontinue illegal use of land, buildings, or structures; remove illegal buildings or structures or additions, alterations, or structural changes thereto; discontinue any illegal work being done; or any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions. In carrying out his duties, the Zoning Administrator may consult with and utilize the services of the Zoning Committee to collect information or conduct investigations.
(Ord. 170, § 15.01, passed 5-6-2002, Am. 2019-3, passed 6-3-2019)

§ 152.296 ZONING PERMITS REQUIRED.

(A) No building or structure shall be erected, reconstructed, moved, demolished, or structurally altered to increase the exterior dimensions, height, or floor area; or remodeled to increase the number of dwellings or accommodate a change in use of the building and/or premises or part thereof without first securing a zoning permit to be issued by the City Clerk/Treasurer or Zoning Administrator, depending upon the type of permit needed. In addition, a zoning permit shall be required for the installation or replacement of roofs, siding, solar panels, and windows. No zoning permit is required for the construction and/or placement of gazebos, trellises, playhouses, kennels, hot tubs, swing sets, arbors, and inflatable swimming pools. No zoning permit shall be issued by an administrative official except in conformity with the provisions of this chapter unless he or she receives a written order from the Board of Adjustment, Zoning Committee, or City Council, dependent on the form of administrative review, variance, conditional use, or amendment, as provided by this chapter.

(B) Zoning permits issued pursuant to this Section shall be subject to the following conditions:

1. Zoning permits issued for the following work shall be valid for a period of one (1) year:
 - a. New Construction
 - b. Additions
 - c. Garages

2. Zoning permits issued for the following work shall be valid for a period of six (6) months:
 - a. Shingling
 - b. Siding
 - c. Windows
 - d. Solar Panels

3. Zoning permits issued for the following work shall be valid for a period of three (3) months:
 - a. Decks
 - b. Fences
 - c. Signs
 - d. Utility Sheds
 - e. Mobile Homes

4. Zoning permits issued for the following work shall become null and void if the authorized work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced:
 - a. Moving of Structures

5. Zoning permits issued for the following work shall become null and void if the authorized work is not commenced within 60 days, or if work is suspended or abandoned for a period of 60 days at any time after work has commenced:
 - a. Demolition of Structures

(Ord. 170, § 15.02, passed 5-6-2002; Am. Ord. passed 2-7-2005; Am. Ord. 2010-5, passed 7-6-2010; Am. Ord 2019-3, passed 6-3-2019; Am. Ord 2021-2, passed 4-5-2021; Am. Ord 2022-2, passed 1-3-2022) Penalty, see § 10.99

§ 152.297 ZONING PERMIT APPLICATION.

All applications for a zoning permit shall be accompanied by the appropriate site plans and shall be made in duplicate on forms furnished by the City Clerk/Treasurer or Zoning Administrator and shall include the following where applicable:

(A) Names and addresses of the:

- (1) Applicant;
- (2) Owner of the site;
- (3) Architect; and
- (4) Professional engineer or contractor.

(B) Description of the site by lot, block, and record subdivision or by metes and bounds and the address of the proposed site;

(C) Type of structure, existing and/or proposed operation or use of the structure or site and the zoning district in which the site is located;

(D) Where applicable, the number of housekeeping units, families, rental units, or employees the proposed building is designed to accommodate; and

(E) Additional information, as may be requested by the Zoning Committee, City Clerk/Treasurer, Zoning Administrator, or other city official.
(Ord. 170, § 15.03, passed 5-6-2002)

§ 152.298 APPROVAL OR DENIAL OF ZONING PERMIT.

Upon approval or denial, the City Clerk/Treasurer or Zoning Administrator shall attest to the same by his or her signature on the zoning permit. If the zoning permit is approved, 1 copy shall be returned to the applicant and the City Clerk/Treasurer shall retain 1 copy. If the zoning permit is denied, the City Clerk/Treasurer shall, in addition to the above, notify the applicant with a memorandum stating the reason for denial of the zoning permit. The zoning permit shall be issued for a length of time as determined by the city, but in no event to exceed 12 months. All construction shall be finished within the time specified in the zoning permit. If construction is not completed within the time specified in the zoning permit, the permit shall become void. Failure to finish the project within the time specified in the zoning permit shall be a violation of this section and shall subject the applicant to a fine as established by the City Council, unless prior to the expiration of the permit the applicant receives an extension or reissuance of the zoning permit. An extension or reissuance of a zoning permit shall be subject to a fee as established by the City Council.

(Ord. 170, § 15.04, passed 5-6-2002; Am. Ord. 2012-1, passed 4-2-2012)

2012 S-2

Zoning Code

170A

§ 152.299 CONSTRUCTION AND USE TO BE SAME AS APPLICATION AND PLANS.

Zoning permits issued on the basis of plans and applications approved by the city shall authorize only that use, arrangement, and construction set forth in the approved site plan and applications and for no other use, arrangement, or construction. Any use, arrangement, and construction that varies with that authorized shall be deemed a violation of this chapter and punishable as provided herein.

(Ord. 170, § 15.05, passed 5-6-2002)

2008 S-1

§ 152.300 FEES.

The City Council shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, appeals, amendments, conditional uses, variances, and other matters pertaining to this chapter. The schedule of fees shall be posted in the office of the City Clerk/Treasurer and may be altered or amended only by the City Council. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.
(Ord. 170, § 15.06, passed 5-6-2002)

ADMINISTRATION; FEES, VIOLATIONS, DUTIES, AND INTERPRETATION**§ 152.315 SCHEDULE OF FEES.**

The City Council shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, appeals, and applications to the Zoning Committee, and applications for rezoning of land. The schedule of fees shall be posted in the office of the City Clerk/Treasurer, and may be altered or amended only by the City Council. No permit, amendment, variance, or conditional use shall be issued or allowed unless or until the costs, charges, fees, or expenses have been paid in full, nor shall any action be taken on proceedings before the Zoning Committee or City Council unless or until preliminary charges and fees have been paid in full.
(Ord. 170, § 16.01, passed 5-6-2002)

§ 152.316 COMPLAINTS REGARDING VIOLATIONS.

Whenever a violation of this chapter occurs, or is alleged to have occurred, any person may submit a complaint. The complaint stating fully the causes and basis thereof shall be filed with the City Clerk/Treasurer. The City Clerk/Treasurer shall promptly record the complaint, immediately investigate and take action thereon as provided by this chapter.
(Ord. 170, § 16.02, passed 5-6-2002)

§ 152.317 VIOLATION OF ZONING ORDINANCE MAY BE ENJOINED.

No person shall erect, construct, alter, repair, or maintain any building or structure or use any land in violation of this chapter. In the event of any such violation or imminent threat thereof, the municipal corporation or the owner of any contiguous or neighboring property who would be especially damaged by the violation, in addition to any other remedies provided by law, may institute a suit for injunction or prevent or terminate the violations.
(Ord. 170, § 16.03, passed 5-6-2002) Penalty, see § 10.99

§ 152.318 VIOLATION A MISDEMEANOR.

(A) Violation of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor with maximum penalties as established by the laws of the State of Minnesota. Each day the violation continues shall be considered a separate offense.

(B) The owner or tenant of any building, structure, premises, or part thereof, any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains the violation may each be found guilty of a separate offense and suffer the penalties provided.

(C) Nothing in this chapter shall prevent the city from taking the other lawful action as is necessary to prevent or remedy any violation, including appropriate actions in District Court for the State of Minnesota. In addition to the other remedies as may be available to the city by access to the District Court, any person found in violation of this chapter shall pay all costs and expenses involved in the case, including reasonable and actual expenses generated by city officials or employees, legal expenses including attorneys fees and any other actual and necessary expenses as the city may have generated in pursuing relief in the court.

(Ord. 170, § 16.04, passed 5-6-2002) Penalty, see § 10.99

(D) *Procedure for Administering Fines for Zoning Violations.* The Zoning Administrator shall be responsible for providing written notice of violations to property owners. In the event that a violation is not timely cured following written notice, the Zoning Administrator may recommend to the city council that a fine be administered in accordance with the following procedure:

- (1) The City Council may take action to administer a fine. Following approval of a fine, the Zoning Administrator shall provide written notice of the fine to the property owner.
- (2) The Property Owner shall have no more than ten (10) business days from the date of the written notice to appeal the imposition of the fine by delivering a written request for a hearing to the City Clerk. If the property owner does not timely appeal the fine, the fine shall go into effect and shall be collected as with all other fines administered by the City.
- (3) All appeals shall be determined by the city council. The city council may, in its discretion, refer the matter to the Zoning Committee to conduct a public hearing, take testimony, and otherwise conduct an investigation and collect information.

(E) *Fines.* Fines shall be administered according to the following criteria:

- (1) *Work without Permit.* If a property owner conducts construction or other improvements that requires a permit but fails to obtain a permit prior to beginning work, the property owner shall be notified, and no further work shall be performed until a permit is issued. If the property owner timely halts work and obtains a permit within five business days, the property owner shall pay double the standard permit fee. In the event that the property owner does not timely comply, the property owner shall pay triple the standard permit fee.
- (2) *Failure to Comply with Issued Permit.* If a property owner does not comply with the conditions of an issued permit, including completing work within the time specified by the permit, the property owner may be fined in an amount not to exceed five times the amount of the permit fee.
- (3) *Zoning Violation.* If a property owner is in violation of any section of this Chapter, a fine may be issued in an amount as set forth in the City's fine schedule.
- (4) *Repeat Violations.* Repeat violations, or a failure to cure a violation after a fine has been administered, may result in an additional enhanced fine. The administration of each

successive fine shall follow the procedure as set forth in Paragraph (D). In the discretion of the city council, a fine for a repeat violation may be enhanced in an amount not to exceed five times the amount of the original fine.

- (5) Remedies not Limited. Nothing herein shall be interpreted to limit the City's powers to enforce its zoning ordinances. The City, in its sole discretion, may administer a fine, take action to abate a violation, seek an injunction, or any take any other action authorized by law.

(Ord. 2019-3, passed 6-3-2019).

§ 152.319 DUTIES OF CITY CLERK/TREASURER, ZONING ADMINISTRATOR, ZONING COMMITTEE, AND CITY COUNCIL.

(A) *Zoning Administrator.* It is the intent of this chapter that all questions on interpretation and enforcement shall first be presented to the Zoning Administrator. The Zoning Administrator may consult with the Zoning Committee in interpreting and enforcing this chapter.

(B) *Zoning Committee.* A property owner who disagrees with a determination of the Zoning Administrator may request and shall be granted a review hearing. The Zoning Committee shall conduct the review hearing in order to collect evidence and to hear all parties who may be interested in the resolution of an issue. Thereafter, the Committee shall make the recommendations as it deems appropriate to the Council concerning all matters which may arise under this chapter, including, but not limited to, conditional use permits, appeals from the interpretation and enforcement of this chapter by the Zoning Administrator, and variances from the literal provisions of this chapter. The Zoning Committee shall be advisory to the City Council.

(C) *City Council.* It is further the intent of this chapter that the duties of the City Council shall include a careful consideration of the recommendations provided by the Zoning Committee and the making of the ultimate decision concerning the merits of the application for a conditional use permit, appeal from the interpretation of the zoning ordinance Zoning Administrator, or for the issuance of a variance. The City Council may hear comments from the applicant, or Zoning Administrator, as it deems appropriate in the consideration of its decision. However, the City Council shall not conduct public hearing unless it determines that the issue under consideration is of significant and compelling importance to the city. If such a public hearing is to be conducted by the City Council, then the notice provisions of this chapter

shall be followed. The city and not the applicant shall bear the cost of providing notice to the public hearing held by the Council pursuant to this chapter.

(D) *Notice and hearing.* In all cases where a public hearing is required under this chapter the City Clerk/Treasurer shall cause to have published in the official newspaper a notice of the time, place, and purpose of the hearing. When the area of land involved is 5 acres or less, a similar notice shall be sent by first-class mail to each owner of the affected property and to the owners of property situated wholly or partly within 350 feet of the affected property. Publication and mailing notices shall be made not less than 10 days nor more than 30 days prior to the date of the hearing. For the purpose of giving mailed notice, the City Clerk/Treasurer may use any appropriate record to determine the names and addresses of owners. A copy of the notice and a list of the owners and addresses to which the notice was sent, shall be attested to by the City Clerk/Treasurer and shall be made a part of the records of the proceedings. For purposes of computing the 10 days of notice, the day after publication or mailing, shall be counted as the first day. Saturdays, Sundays, or any other day made a legal holiday by the city, state, or federal governments shall be included in the computation unless the tenth day of the period falls on such a day, when it shall not be counted. The failure to give mailed notice to individual property owners, or defects in the notice shall not invalidate the proceedings. Upon evidence that adequate notice has been served, at least 1 public hearing shall be held on each application. The applicant or duly authorized representative shall be present at the public hearings. Absence of the applicant or duly authorized representative shall be sufficient cause to deny the application. All other persons wishing to be heard at a hearing shall be heard although reasonable limitations may be imposed concerning time or subject materials at the discretion of the Commission or Council conducting the hearing. (Ord. 170, § 16.05, passed 5-6-2002, Am. 2019-3, passed 6-3-2019)

ADMINISTRATION; ZONING COMMITTEE

§ 152.330 ESTABLISHMENT OF THE ZONING COMMITTEE.

The Morristown Zoning Committee shall have the power and duty to hear matters within its jurisdiction and to make recommendations to the Council concerning the same. Each member of the Zoning Committee must be a property owner or resident of the city for at least 3 years or have a vested interest in the welfare of the city. The Zoning Committee will consist of a 5-member board with each member serving a 5-year term. Reappointment at the end of the 5-year term may be allowed. Appointments to this Committee shall be made by the City Council, based upon recommendations of the Zoning Committee. The Committee shall meet monthly or through special meetings that may be called by the Committee Chairperson or City Clerk/Treasurer. (Ord. 170, § 17.01, passed 5-6-2002; Am. Ord. 2009-2, passed 12-7-2009)

§ 152.331 PROCEEDINGS OF THE ZONING COMMITTEE.

(A) The Zoning Committee shall adopt rules necessary to the conduct of its affairs. Meetings shall be held at the call of the chairperson and at such other times as the Committee may determine, may administer oaths, and compel the attendance of witnesses. All meetings shall be open to the public.

(B) The Committee shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating the fact, and shall keep records of its examinations and other official actions, all of which shall be of public record and be filed in the City Clerk/Treasurer's office. Every decision of the Committee shall be based upon a finding of fact, which shall be reduced to writing and preserved among its records.
(Ord. 170, § 17.02, passed 5-6-2002)

§ 152.332 POWERS.

The Zoning Committee has the following powers with respect to this chapter:

(A) Review all applications for appeals and variances to this chapter and report the findings and recommendations to the Board of Adjustments as provided in this chapter;

(B) Review or initiate applications for amendments and changes to this chapter and report the findings and recommendations to the City Council as provided in this chapter; and

(C) Review all applications for conditional use permits, hear and make disposition of applications as provided in this chapter.
(Ord. 170, § 17.03, passed 5-6-2002)

§ 152.333 PUBLIC HEARING AND NOTICE.

The Zoning Committee shall follow the procedures concerning the holding of public hearings and the giving of notice, which are compelled by this chapter.
(Ord. 170, § 17.04, passed 5-6-2002)

§ 152.334 AUTHORITY TO IMPOSE CONDITIONS.

(A) In recommending action under any of the powers conferred upon the Committee, the Committee may recommend the manner in which an approved action shall be carried out, or may suggest other required improvements, safeguards and conditions for the protection of the health, safety, and welfare of owners and occupants of surrounding lots for the public.

(B) Specifically, the Zoning Committee on its own initiative may attach conditions dealing with the following:

- (1) Paving, shrubbery, screening, fences, or walls;
- (2) Control or elimination of smoke, dust, vibration, gas, noise, or odor;
- (3) Hours of operation;
- (4) Location of exits;
- (5) Cleaning and painting;
- (6) Elimination of nonconforming uses of land or nonconforming signs, as allowed by law;
- (7) Direction and intensity of outdoor illumination; and
- (8) Off-street parking and loading.

(Ord. 170, § 17.05, passed 5-6-2002)

§ 152.335 VIOLATIONS.

Violations of conditions imposed by the Committee in conjunction with approval of an action shall be deemed a violation of this chapter and punishable as specified in this chapter.

(Ord. 170, § 17.06, passed 5-6-2002) Penalty, see § 10.99

SHORELAND OVERLAY DISTRICT

§ 152.350 STATUTORY AUTHORIZATION.

These shoreland standards are adopted pursuant to the authorization and policies contained in M.S. Ch. 105. Minnesota Regulations, Parts 6120.2500 through 6120.3900, and the planning and zoning enabling legislation in M.S. Ch. 462.

(Ord. passed 2-7-2005)

§ 152.351 NOTIFICATIONS TO THE DEPARTMENT OF NATURAL RESOURCES.

(A) Copies of all notices of any public hearings to consider variances, amendments, or conditional uses under local shoreland management controls must be sent to the regional area hydrologist, and postmarked at least 10 days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

2008 S-1

176

Morristown - Land Usage

(B) A copy of approved amendments and subdivisions/plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the regional area hydrologist, and postmarked within 10 days of final action.

(Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.352 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning. The words “must” and “shall” are mandatory and not permissive. All distances, unless otherwise specified, shall be measured horizontally.

BLUFF A topographic feature, such as a hill, cliff, or embankment, having the following characteristics (an area with an average slope of less than 18% over a distance for 50 feet or more shall not be considered part of the bluff):

- (1) Part or all of the feature is located in a shoreland area;
- (2) The slope rises at least 25 feet above the ordinary high water level of the waterbody;
- (3) The grade of the slope, from the toe of the bluff to a point 25 feet or more above the ordinary high water level, averages 30% or greater; and
- (4) The slope must drain toward the waterbody.

BLUFF IMPACT ZONE. A bluff and land located within 20 feet from the top of a bluff.

BUILDING LINE. A line parallel to a lot line or the ordinary high water level at the required setback beyond which a structure may not extend.

COMMERCIAL PLANNED UNIT DEVELOPMENTS. Typically uses that provide transient, short-term lodging spaces, rooms, or parcels, whose operations are essentially service-oriented. Hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service-oriented activities are **COMMERCIAL PLANNED UNIT DEVELOPMENTS**.

COMMERCIAL USE. The principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

DECK. A horizontal, unenclosed platform, with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site, and at any point extending more than 3 feet above ground.

2008 S-1

Zoning Code

177

INTENSIVE VEGETATIVE CLEARING. The complete removal of trees or shrubs in a contiguous patch, strip, row, or block.

ORDINARY HIGH WATER LEVEL. The boundary of public waters and wetlands, an elevation delineating the highest water level that has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the **ORDINARY HIGH WATER LEVEL** is the elevation of the top of the bank of the channel.

PUBLIC WATERS. Any waters as defined in M.S. § 105.37, Subds. 14 and 15.

RESIDENTIAL PLANNED UNIT DEVELOPMENT. A use where the nature of residency is non-transient, and the major or primary focus of the development is not service-oriented. To qualify, the development must contain at least 5 dwelling units or sites.

SENSITIVE RESOURCE MANAGEMENT. The preservation and management of areas unsuitable for development in their natural state, due to constraints such as shallow soils over

groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.

SHORE IMPACT ZONE. Land located between the ordinary high water level of a public water and a line parallel to it, at a setback of 50% of the structure setback.

SHORELAND. Land located within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides that extend landward from the waters for lesser distances, and when approved by the Commissioner.

STEEP SLOPE. Land where agricultural activity or development is either not recommended or described as poorly suited, due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this subchapter. Where specific information is not available, steep slopes are lands having average slopes over 12%, as measured over horizontal distances of 50 feet or more, that are not bluffs.

TOE OF THE BLUFF. The lower point of a 50-foot segment with an average slope exceeding 18%.

TOP OF THE BLUFF. The higher point of a 50-foot segment with an average slope exceeding 18%.

2008 S-1

178

Morristown - Land Usage

WETLAND. A surface water feature classified as a **WETLAND** in the *United States Fish and Wildlife Service Circular No. 39*.
(Ord. passed 2-7-2005)

§ 152.353 SHORELAND CLASSIFICATION SYSTEM.

The public waters of Morristown have been classified below, consistent with the criteria found in Minnesota Regulations, Part 6120-3300, and the Protected Waters Inventory Map for Rice County, Minnesota. The shoreland area for the waterbodies listed below shall be as defined in § 152.352, and as shown on the official zoning map.

(A) Cannon River: Sections 22 and 23 in Township 109N, Range 22W;

(B) Dixon Creek: Sections 23 and 26 in Township 109N, Range 22W.
(Ord. passed 2-7-2005)

§ 152.354 LOT AREA AND WIDTH STANDARDS.

The lot area and lot width standards for lots created after the date of enactment of this subchapter are as follows:

(A) *Lot area.* Lot area requirements for this overlay district shall conform to the area requirements specified in the underlying zoning district.

(B) *Lot width.* Lot area requirements must conform to the minimum standards as specified below.

<i>Use</i>		<i>Cannon River</i>	<i>Dixon Creek</i>
1.	Single-Family Home	150 feet	75 feet
2.	Duplex (2-family units)	225 feet	115 feet
3.	Triplex (3-family units)	300 feet	150 feet
4.	Quadraplex (4-family units)	375 feet	190 feet
5.	Larger Units: must be designed and approved as residential planned unit developments (see § 152.224(G))		

(Ord. passed 2-7-2005) Penalty, see § 10.99

2008 S-1

Zoning Code

179

§ 152.355 PLACEMENT, DESIGN, AND HEIGHT OF STRUCTURES.

(A) *Setbacks.*

(1) Structures and facilities must be located to meet setbacks specified in the underlying district, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone.

(2) Structures in the shoreland overlay district shall also be subject to the following setbacks:

- (a) From the ordinary high water level: 50 feet;
- (b) From the top of bluff: 30 feet;
- (c) From an unplatted cemetery: 50 feet;
- (d) From the right-of-way of a federal, state, or county highway: 50 feet; and
- (e) From the right-of-way of all other roads or streets: 20 feet.

(B) *Height of structures.* The height of structures shall be 25 feet, except for churches and nonresidential agricultural structures.

(Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.356 AGRICULTURAL USE STANDARDS.

Steep slopes and shore and bluff impact zones must be maintained in permanent vegetation, or if cultivated, must be conducted in a manner that is consistent with the guidelines set up by the local soil and water conservation district. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to, and 50 feet from, the ordinary high water level.

(Ord. passed 2-7-2005) Penalty, see § 10.99

Cross-reference:

For A Agricultural District regulations, see §§ 152.065 et seq.

§ 152.357 VEGETATION ALTERATION.

Removal or alteration of vegetation in the shoreland district is subject to the following standards.

(A) Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed.

2008 S-1

(B) In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs, and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site, provided that:

(1) The screening of structures, vehicles, or other facilities, as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced; and

(2) Along rivers, existing shading of water surfaces is preserved.
(Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.358 TOPOGRAPHIC ALTERATION (GRADING AND FILLING).

Excavations for the construction of structures and driveways under validly issued permits do not require the issuance of a separate grading and filling permit, but the standards in this section must be incorporated into the zoning permits issued for the construction of those structures.

(A) A grading and filling permit will be required for:

(1) The movement of more than 10 cubic yards of material on steep slopes or within the shore or bluff impact zones; or

(2) The movement of more than 50 cubic yards of material anywhere else within the shoreland district.

(B) The following considerations and conditions must be adhered to during the issuance of zoning permits, grading and filling permits, conditional use permits, variances and subdivision approvals.

(1) Grading or filling in any wetland is prohibited.

(2) Ground alterations must ensure that only the smallest amount of bare ground is exposed for the shortest time possible.

(3) Mulches or similar materials must be used for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible.

(4) Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used.

(5) Fill or excavated material must not be placed in a manner that creates an unstable slope.

(6) No alterations below the ordinary high water level are allowed.

(7) Topographic alterations are allowed only if they do not adversely affect adjacent or nearby properties.

(Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.359 PLACEMENT AND DESIGN OF ROADS, DRIVEWAYS, AND PARKING AREAS.

(A) Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Documentation must be provided by a qualified individual that all roads and parking areas are designed and constructed to minimize and control erosion to public waters.

(B) Roads, driveways, and parking areas must meet structure setbacks, and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

(Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.360 STORMWATER MANAGEMENT.

The following standards shall apply.

(A) When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.

(B) Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible, and facilities or methods used to retain sediment on the site.

(C) When natural features are not sufficient to handle stormwater runoff, constructed facilities, such as diversions, settling basins, skimming devices, dikes, waterways, and ponds, may be used, but are not encouraged. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and manmade materials and facilities.

(D) Impervious surface coverage of lots must not exceed 25% of the lot area.

(E) No new stormwater outfalls to public waters are allowed. Reconstruction of any existing outfalls must provide filtering or settling of suspended solids, and skimming of surface debris before discharge.

(Ord. passed 2-7-2005) Penalty, see § 10.99

§ 152.361 WATER SUPPLY AND WASTEWATER TREATMENT.*(A) Water supply.*

(1) All new uses must connect to the public water supply system.

(2) If a property owner proposes to change uses or to expand the use on an existing parcel is currently served by an individual well, the owner must demonstrate that the standards for water quality, as mandated by the Minnesota Department of Health, are being met by the private water supply source.

(3) If the public water supply source is extended past an existing use that is served by a private water supply source, the owner of the parcel and existing use must connect to the public water supply within 1 year of the water supply system's extension.

(B) Wastewater.

(1) All new uses must connect to the public wastewater treatment system.

(2) If a property owner proposes to change uses, or to expand the use on an existing parcel currently served by a private wastewater treatment system, the owner must demonstrate that the existing system meets the standards for wastewater treatment mandated by the Minnesota Pollution Control Agency. If they do not, the owner must abandon the private treatment system and connect to the public wastewater collection and treatment system.

(3) If the public wastewater collection and treatment system is extended past an existing use that is served by a private wastewater treatment system, the owner of the parcel and existing use must connect to the public wastewater collection and treatment system within 1 year of the system's extension.

(Ord. passed 2-7-2005) Penalty, see § 10.99

Section

General Provisions

CHAPTER 153: FLOODPLAIN MANAGEMENT

- 153.001 Statutory authorization
- 153.002 Findings of fact
- 153.003 Statement of purpose
- 153.004 Lands to which chapter applies
- 153.005 Establishment of official zoning map
- 153.006 Regulatory flood protection elevation
- 153.007 Interpretation
- 153.008 Abrogation and greater restrictions
- 153.009 Warning and disclaimer of liability
- 153.010 Definitions
- 153.011 Annexations

Establishment of Zoning Districts

- 153.020 Districts
- 153.021 Compliance

Floodway District (FW)

- 153.030 Permitted uses
- 153.031 Standards for floodway permitted uses
- 153.032 Conditional uses
- 153.033 Standards for floodway conditional uses

Flood Fringe District (FF)

- 153.040 Permitted uses
- 153.041 Standards for flood fringe permitted uses
- 153.042 Conditional uses
- 153.043 Standards for flood fringe conditional uses
- 153.044 Standards for all flood fringe uses

Morristown - Land Usage***Subdivisions***

- 153.050 Land suitability review criteria
- 153.051 Removal of special flood hazard area designation

Public Utilities, Railroads, Roads and Bridges

- 153.060 Public utilities
- 153.061 Public transportation facilities
- 153.062 On-site sewage treatment and water supply systems

Manufactured Homes/Travel Trailers and Travel Vehicles

- 153.070 New manufactured home parks
- 153.071 Replacement manufactured homes; existing parks
- 153.072 Recreational vehicles

Administration

- 153.080 Zoning Administrator
- 153.081 Permits, certification requirements and record keeping
- 153.082 Appeals and variances/duties of the Board of Adjustment
- 153.083 Conditional uses - standards and evaluation procedures

Nonconforming Uses

- 153.090 Nonconforming uses

Amendments

- 153.100 Amendments
- 153.999 Penalty

GENERAL PROVISIONS

§ 153.001 STATUTORY AUTHORIZATION.

The legislature of the State of Minnesota has, in M.S. Chapters 103F and 462 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the City Council of the City of Morristown, Minnesota does ordain as follows in this chapter.

(Ord. 2011-2, passed 4-18-2011)

§ 153.002 FINDINGS OF FACT.

(A) The flood hazard areas of the City of Morristown, Minnesota are subject to periodic inundation which results in potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures or flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(B) Methods used to analyze flood hazards. This chapter is based upon a reasonable method of analyzing flood hazards which is consistent with the standards established by the Minnesota Department of Natural Resources.

(C) National Flood Insurance Program compliance. This chapter is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.

(Ord. 2011-2, passed 4-18-2011)

§ 153.003 STATEMENT OF PURPOSE.

It is the purpose of this chapter to promote the public health, safety, and general welfare and to minimize those losses described in § 153.002(A) by provisions contained herein.

(Ord. 2011-2, passed 4-18-2011)

§ 153.004 LANDS TO WHICH CHAPTER APPLIES.

This chapter shall apply to all lands within the jurisdiction of Morristown, Minnesota shown on the Official Zoning Map and/or the attachments thereto as being located within the boundaries of the Floodway and Flood Fringe Districts.

(Ord. 2011-2, passed 4-18-2011)

§ 153.005 ESTABLISHMENT OF OFFICIAL ZONING MAP.

The Official Zoning Map together with all materials attached thereto is hereby adopted by reference and declared to be a part of this chapter. The attached material shall include the Flood Insurance Study, City of Morristown, Minnesota, Rice County, as prepared by the Federal Emergency Management Agency and dated May 18, 1981, and the Flood Boundary and Floodway Map and Flood Insurance Rate Map dated November 18, 1981 therein. The Official Zoning Map shall be on file in the Office of the City Clerk.

(Ord. 2012-2, passed 4-18-2011)

§ 153.006 REGULATORY FLOOD PROTECTION ELEVATION.

The regulatory flood protection elevation shall be an elevation no lower than 1 foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.

(Ord. 2011-2, passed 4-18-2011)

§ 153.007 INTERPRETATION.

(A) In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

(B) The boundaries of the zoning districts shall be determined by scaling distances on the Official Zoning Map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the Official Zoning Map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions and there is a formal appeal of the decision of the Zoning Administrator, the Board of Adjustment shall make the necessary interpretation. All decisions will be based on elevations on the regional (100-year) flood profile, the ground elevations that existed on the site at the time the community adopted its initial floodplain ordinance or on the date of the first National Flood Insurance Program map showing the area within the 100-year floodplain if earlier, and other available technical data. Persons contesting the location of the district boundaries shall be given a reasonable opportunity to present their case to the Board of Adjustment and to submit technical evidence.

(Ord. 2011-2, passed 4-18-2011)

§ 153.008 ABROGATION AND GREATER RESTRICTIONS.

It is not intended by this chapter to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this

chapter shall prevail. All other ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only.
(Ord. 2011-2, passed 4-18-2011)

§ 153.009 WARNING AND DISCLAIMER OF LIABILITY.

This chapter does not imply that areas outside the flood plain districts or land uses permitted within such districts will be free from flooding or flood damages. This chapter shall not create liability on the part of Morristown, Minnesota or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.
(Ord. 2011-2, passed 4-18-2011)

§ 153.010 DEFINITIONS.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this chapter its most reasonable application.

ACCESSORY USE OR STRUCTURE. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

BASEMENT. Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

CONDITIONAL USE. A specific type of structure or land use listed in the official control that may be allowed but only after an in-depth review procedure and with appropriate conditions or restrictions as provided in the official zoning controls or building codes and upon a finding that:

- (1) Certain conditions as detailed in the zoning ordinance exist.
- (2) The structure and/or land use conform to the comprehensive land use plan if one exists and are compatible with the existing neighborhood.

EQUAL DEGREE OF ENCROACHMENT. A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

FLOOD. A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

FLOOD FREQUENCY. The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

FLOOD FRINGE. That portion of the flood plain outside of the floodway. **FLOOD FRINGE** is synonymous with the term “floodway fringe” used in the Flood Insurance Study, City of Morristown, Minnesota, Rice County.

FLOOD PLAIN. The beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

FLOOD PROOFING. A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

FLOODWAY. The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain which are reasonably required to carry or store the regional flood discharge.

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building’s **LOWEST FLOOR**.

MANUFACTURED HOME. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term **MANUFACTURED HOME** does not include the term “recreational vehicle.”

OBSTRUCTION. Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory flood plain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

PRINCIPAL USE OR STRUCTURE. All uses or structures that are not accessory uses or structures.

REACH. A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a **REACH**.

RECREATIONAL VEHICLE. A vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of this chapter, the term **RECREATIONAL VEHICLE** shall be synonymous with the term travel trailer/travel vehicle.

REGIONAL FLOOD. A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average

frequency in the magnitude of the 100-year recurrence interval. **REGIONAL FLOOD** is synonymous with the term “base flood” used in a flood insurance study.

REGULATORY FLOOD PROTECTION ELEVATION. The **REGULATORY FLOOD PROTECTION ELEVATION** shall be an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.

STRUCTURE. Anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, recreational vehicles not meeting the exemption criteria specified in § 153.072(A) and other similar items.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

(2) Any alteration of an “historic structure,” provided that the alteration will not preclude the structure’s continued designation as an “historic structure.” For the purpose of this chapter, “historic structure” shall be as defined in 44 Code of Federal Regulations, Part 59.1.

VARIANCE. A modification of a specific permitted development standard required in an official control including this chapter to allow an alternative development standard not stated as acceptable in the official control, but only as applied to a particular property for the purpose of alleviating a hardship, practical difficulty or unique circumstance as defined and elaborated upon in a community’s respective planning and zoning enabling legislation.
(Ord. 2011-2, passed 4-18-2011)

§ 153.011 ANNEXATIONS.

The Flood Insurance Rate Map panels adopted by reference into § 153.005 above may include floodplain areas that lie outside of the corporate boundaries of Morristown, Minnesota at the time of

adoption of this chapter. If any of these floodplain land areas are annexed into Morristown, Minnesota after the date of adoption of this chapter, the newly annexed floodplain lands shall be subject to the provisions of this chapter immediately upon the date of annexation into Morristown, Minnesota. (Ord. 2011-2, passed 4-18-2011)

ESTABLISHMENT OF ZONING DISTRICTS

§ 153.020 DISTRICTS.

(A) *Floodway District.* The Floodway District shall include those areas designated as floodway on the Flood Boundary and Floodway Map adopted in § 153.005.

(B) *Flood Fringe District.* The Flood Fringe District shall include those areas designated as floodway fringe on the Flood Boundary and Floodway Map adopted in § 153.005. (Ord. 2011-2, passed 4-18-2011)

§ 153.021 COMPLIANCE.

No new structure or land shall hereafter be used and no structure shall be constructed, located, extended, converted, or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter. Within the Floodway and Flood Fringe Districts, all uses not listed as permitted uses or conditional uses in §§ 153.030 through 153.033 and §§ 153.040 through 153.044 that follow, respectively, shall be prohibited. In addition, a caution is provided here that:

(A) New manufactured homes, replacement manufactured homes and certain travel trailers and travel vehicles are subject to the general provisions of this chapter and specifically §§ 153.070 through 153.072.

(B) Modifications, additions, structural alterations, normal maintenance and repair or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this chapter and specifically § 153.090.

(C) As-built elevations for elevated or flood proofed structures must be certified by ground surveys and flood proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this chapter and specifically as stated in §§ 153.080 through 153.083. (Ord. 2011-2, passed 4-18-2011)

FLOODWAY DISTRICT (FW)

§ 153.030 PERMITTED USES.

(A) General farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(B) Industrial-commercial loading areas, parking areas, and airport landing strips.

(C) Private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, and single or multiple purpose recreational trails.

(D) Residential lawns, gardens, parking areas, and play areas.
(Ord. 2011-2, passed 4-18-2011)

§ 153.031 STANDARDS FOR FLOODWAY PERMITTED USES.

(A) The use shall have a low flood damage potential.

(B) The use shall be permissible in the underlying zoning district if one exists.

(C) The use shall not obstruct flood flows or increase flood elevations and shall not involve structures, fill, obstructions, excavations or storage of materials or equipment.
(Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

§ 153.032 CONDITIONAL USES.

(A) Structures accessory to the uses listed in § 153.030 above and the uses listed in divisions (B) through (H) below.

(B) Extraction and storage of sand, gravel, and other materials.

(C) Marinas, boat rentals, docks, piers, wharves, and water control structures.

(D) Railroads, streets, bridges, utility transmission lines, and pipelines.

(E) Storage yards for equipment, machinery, or materials.

(F) Placement of fill or construction of fences.

(G) Recreational vehicles either on individual lots of record or in existing or new subdivisions or commercial or condominium type campgrounds, subject to the exemptions and provisions of § 153.072.

(H) Structural works for flood control such as levees, dikes and floodwalls constructed to any height where the intent is to protect individual structures and levees or dikes where the intent is to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.

(Ord. 2011-2, passed 4-18-2011)

§ 153.033 STANDARDS FOR FLOODWAY CONDITIONAL USES.

(A) *All uses.*

(1) No structure (temporary or permanent), fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment, or other uses may be allowed as a conditional use that will cause any increase in the stage of the 100-year or regional flood or cause an increase in flood damages in the reach or reaches affected.

(2) All floodway conditional uses shall be subject to the procedures and standards contained in § 153.083.

(3) The conditional use shall be permissible in the underlying zoning district if one exists.

(B) *Fill.*

(1) Fill, dredge spoil, and all other similar materials deposited or stored in the floodplain shall be protected from erosion by vegetative cover, mulching, riprap or other acceptable method.

(2) Dredge spoil sites and sand and gravel operations shall not be allowed in the floodway unless a long-term site development plan is submitted which includes an erosion/sedimentation prevention element to the plan.

(3) As an alternative, and consistent with division (B)(2) immediately above, dredge spoil disposal and sand and gravel operations may allow temporary, on-site storage of fill or other materials which would have caused an increase to the stage of the 100-year or regional flood but only after the governing body has received an appropriate plan which assures the removal of the materials from the floodway based upon the flood warning time available. The conditional use permit must be title registered with the property in the Office of the County Recorder.

(C) *Accessory structures.*

(1) Accessory structures shall not be designed for human habitation.

(2) Accessory structures, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters:

(a) Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow; and

(b) So far as practicable, structures shall be placed approximately on the same flood flow lines as those of adjoining structures.

(3) Accessory structures shall be elevated on fill or structurally dry flood proofed in accordance with the FP-1 or FP-2 flood proofing classifications in the State Building Code. As an alternative, an accessory structure may be flood proofed to the FP-3 or FP-4 flood proofing classification in the State Building Code provided the accessory structure constitutes a minimal investment, does not exceed 500 square feet in size at its largest projection, and for a detached garage, the detached garage must be used solely for parking of vehicles and limited storage. All flood proofed accessory structures must meet the following additional standards:

(a) The structure must be adequately anchored to prevent flotation, collapse or lateral movement of the structure and shall be designed to equalize hydrostatic flood forces on exterior walls;

(b) Any mechanical and utility equipment in a structure must be elevated to or above the regulatory flood protection elevation or properly flood proofed; and

(c) To allow for the equalization of hydrostatic pressure, there must be a minimum of 2 “automatic” openings in the outside walls of the structure having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding. There must be openings on at least 2 sides of the structure and the bottom of all openings must be no higher than 1 foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

(D) *Storage of materials and equipment.*

(1) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

(2) Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the governing body.

(E) *Structural works.* Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters shall be subject to the provisions of M.S. Chapter 103G. Community-wide structural works for flood control intended to remove areas from the regulatory flood plain shall not be allowed in the floodway.

(F) *Levee, dike or floodwall.* A levee, dike or floodwall constructed in the floodway shall not cause an increase to the 100-year or regional flood and the technical analysis must assume equal conveyance or storage loss on both sides of a stream.
(Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

FLOOD FRINGE DISTRICT (FF)

§ 153.040 PERMITTED USES.

Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). If no pre-existing, underlying zoning use districts exist, then any residential or non residential structure or use of a structure or land shall be a permitted use in the Flood Fringe District provided such use does not constitute a public nuisance. All permitted uses shall comply with the standards for Flood Fringe District “Permitted Uses” listed in § 153.041 and the “Standards for all Flood Fringe Uses” listed in § 153.044.

(Ord. 2011-2, passed 4-18-2011)

§ 153.041 STANDARDS FOR FLOOD FRINGE PERMITTED USES.

(A) All structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor is at or above the regulatory flood protection elevation. The finished fill elevation for structures shall be no lower than 1 foot below the regulatory flood protection elevation and the fill shall extend at such elevation at least 15 feet beyond the outside limits of the structure erected thereon.

(B) As an alternative to elevation on fill, accessory structures that constitute a minimal investment and that do not exceed 500 square feet at its largest projection may be internally flood proofed in accordance with § 153.033(C)(3).

(C) The cumulative placement of fill where at any one time in excess of 1,000 cubic yards of fill is located on the parcel shall be allowable only as a conditional use, unless said fill is specifically intended to elevate a structure in accordance with division (A).

(D) The storage of any materials or equipment shall be elevated on fill to the regulatory flood protection elevation.

(E) The provisions of § 153.044 shall apply.
(Ord. 2011-2, passed 4-18-2011)

§ 153.042 CONDITIONAL USES.

Any structure that is not elevated on fill or flood proofed in accordance with § 153.041(A) and (B) and or any use of land that does not comply with the standards in § 153.041(C) and (D) shall only be allowable as a conditional use. An application for a conditional use shall be subject to the standards and criteria and evaluation procedures specified in § 153.043 and § 153.044 and § 153.083. (Ord. 2011-2, passed 4-18-2011)

§ 153.043 STANDARDS FOR FLOOD FRINGE CONDITIONAL USES.

(A) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls, etc., or above-grade, enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if:

- (1) The enclosed area is above-grade on at least one side of the structure;
- (2) It is designed to internally flood and is constructed with flood resistant materials; and

(3) It is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

(a) Design and certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

(b) Specific standards for above-grade, enclosed areas. Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and the design plans must stipulate:

1. A minimum area of openings in the walls where internal flooding is to be used as a flood proofing technique. There shall be a minimum of 2 openings on at least 2 sides of the structure and the bottom of all openings shall be no higher than 1-foot above grade. The automatic openings shall have a minimum net area of not less than 1 square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters without any form of human intervention; and

2. That the enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the State Building Code and shall be used solely for building access, parking of vehicles or storage.

(B) Basements, as defined by § 153.010, shall be subject to the following:

(1) Residential basement construction shall not be allowed below the regulatory flood protection elevation.

(2) Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry flood proofed in accordance with division (C).

(C) All areas of non residential structures including basements to be placed below the regulatory flood protection elevation shall be flood proofed in accordance with the structurally dry flood proofing classifications in the State Building Code. Structurally dry flood proofing must meet the FP-1 or FP-2 flood proofing classification in the State Building Code and this shall require making the structure watertight with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures flood proofed to the FP-3 or FP-4 classification shall not be permitted.

(D) When at any one time more than 1,000 cubic yards of fill or other similar material is located on a parcel for such activities as on-site storage, landscaping, sand and gravel operations, landfills, roads, dredge spoil disposal or construction of flood control works, an erosion/sedimentation control plan must be submitted unless the community is enforcing a state approved shoreland management ordinance. In the absence of a state approved shoreland ordinance, the plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the 100-year or regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the governing body. The plan may incorporate alternative procedures for removal of the material from the flood plain if adequate flood warning time exists.

(E) Storage of materials and equipment.

(1) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

(2) Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the governing body.

(F) The provisions of § 153.044.
(Ord. 2011-2, passed 4-18-2011)

§ 153.044 STANDARDS FOR ALL FLOOD FRINGE USES.

(A) All new principal structures must have vehicular access at or above an elevation not more than 2 feet below the regulatory flood protection elevation. If a variance to this requirement is granted, the Board of Adjustment must specify limitations on the period of use or occupancy of the structure for times of flooding and only after determining that adequate flood warning time and local flood emergency response procedures exist.

(B) Commercial uses. Accessory land uses, such as yards, railroad tracks, and parking lots may be at elevations lower than the regulatory flood protection elevation. However, a permit for such facilities to be used by the employees or the general public shall not be granted in the absence of a flood warning system that provides adequate time for evacuation if the area would be inundated to a depth and velocity such that when multiplying the depth (in feet) times velocity (in feet per second) the product number exceeds 4 upon occurrence of the regional flood.

(C) Manufacturing and industrial uses. Measures shall be taken to minimize interference with normal plant operations especially along streams having protracted flood durations. Certain accessory land uses such as yards and parking lots may be at lower elevations subject to requirements set out in division (B) above. In considering permit applications, due consideration shall be given to needs of an industry whose business requires that it be located in flood plain areas.

(D) Fill shall be properly compacted and the slopes shall be properly protected by the use of riprap, vegetative cover or other acceptable method. The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year flood elevation - FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.

(E) Flood plain developments shall not adversely affect the hydraulic capacity of the channel and adjoining flood plain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the Official Zoning Map.

(F) Standards for recreational vehicles are contained in § 153.072.

(G) All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.
(Ord. 2011-2, passed 4-18-2011)

SUBDIVISIONS**§ 153.050 LAND SUITABILITY REVIEW CRITERIA.**

No land shall be subdivided which is unsuitable for the reason of flooding, inadequate drainage, water supply or sewage treatment facilities. All lots within the flood plain districts shall be able to contain a building site outside of the Floodway District at or above the regulatory flood protection elevation. All subdivisions shall have water and sewage treatment facilities that comply with the provisions of this chapter and have road access both to the subdivision and to the individual building sites no lower than 2 feet below the regulatory flood protection elevation. For all subdivisions in the flood plain, the Floodway and Flood Fringe District boundaries, the regulatory flood protection elevation and the required elevation of all access roads shall be clearly labeled on all required subdivision drawings and platting documents.

(Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

§ 153.051 REMOVAL OF SPECIAL FLOOD HAZARD AREA DESIGNATION.

The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year flood elevation. FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.

(Ord. 2011-2, passed 4-18-2011)

PUBLIC UTILITIES, RAILROADS, ROADS AND BRIDGES**§ 153.060 PUBLIC UTILITIES.**

All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the flood plain shall be flood proofed in accordance with the State Building Code or elevated to above the regulatory flood protection elevation.

(Ord. 2011-2, passed 4-18-2011)

§ 153.061 PUBLIC TRANSPORTATION FACILITIES.

Railroad tracks, roads, and bridges to be located within the flood plain shall comply with §§ 153.053.030 through 153.033 and §§ 153.040 through 153.044. Elevation to the regulatory flood protection elevation shall be provided where failure or interruption of these transportation facilities

would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety. (Ord. 2011-2, passed 4-18-2011)

§ 153.062 ON-SITE SEWAGE TREATMENT AND WATER SUPPLY SYSTEMS.

Where public utilities are not provided:

(A) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems; and

(B) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and they shall not be subject to impairment or contamination during times of flooding. Any sewage treatment system designed in accordance with the state's current statewide standards for on-site sewage treatment systems shall be determined to be in compliance with this section.

(Ord. 2011-2, passed 4-18-2011)

MANUFACTURED HOMES AND MANUFACTURED HOME PARKS AND PLACEMENT OF RECREATIONAL VEHICLES.

§ 153.070 NEW MANUFACTURED HOME PARK.

New manufactured home parks and expansions to existing manufactured home parks shall be subject to the provisions placed on subdivisions by § 153.050 and § 153.051.

(Ord. 2011-2, passed 4-18-2011)

§ 153.071 REPLACEMENT MANUFACTURED HOMES; EXISTING PARKS.

(A) The placement of new or replacement manufactured homes in existing manufactured home parks or on individual lots of record that are located in flood plain districts will be treated as a new structure and may be placed only if elevated in compliance with §§ 153.040 through 153.044. If vehicular road access for preexisting manufactured home parks is not provided in accordance with § 153.044(A), then replacement manufactured homes will not be allowed until the property owner(s) develops a flood warning emergency plan acceptable to the governing body.

(B) All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are

not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces. (Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

§ 153.072 RECREATIONAL VEHICLES.

Recreational vehicles that do not meet the exemption criteria specified in division (A) below shall be subject to the provisions of this chapter and as specifically spelled out in divisions (C) and (D) below.

(A) Exemption. Recreational vehicles are exempt from the provisions of this chapter if they are placed in any of the areas listed in division (B) below and further they meet the following criteria:

(1) Have current licenses required for highway use.

(2) Are highway ready meaning on wheels or the internal jacking system, are attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks and the recreational vehicle has no permanent structural type additions attached to it.

(3) The recreational vehicle and associated use must be permissible in any pre-existing, underlying zoning use district.

(B) Areas exempted for placement of recreational vehicles.

(1) Individual lots or parcels of record.

(2) Existing commercial recreational vehicle parks or campgrounds.

(3) Existing condominium type associations.

(C) Recreational vehicles exempted in division (A) lose this exemption when development occurs on the parcel exceeding \$500 for a structural addition to the recreational vehicle or exceeding \$500 for an accessory structure such as a garage or storage building. The recreational vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and the use of land restrictions specified in §§ 153.030 through 153.033 and §§ 153.040 through 153.044. There shall be no development or improvement on the parcel or attachment to the recreational vehicle that hinders the removal of the recreational vehicle to a flood free location should flooding occur.

(D) New commercial recreational vehicle parks or campgrounds and new residential type subdivisions and condominium associations and the expansion of any existing similar use exceeding 5 units or dwelling sites shall be subject to the following:

(1) Any new or replacement recreational vehicle will be allowed in the Floodway or Flood Fringe Districts provided said recreational vehicle and its contents are placed on fill above the regulatory flood protection elevation and proper elevated road access to the site exists in accordance with § 153.044(A). No fill placed in the floodway to meet the requirements of this section shall increase flood stages of the 100-year or regional flood.

(2) All new or replacement recreational vehicles not meeting the criteria of division (D)(1) above may, as an alternative, be allowed as a conditional use if in accordance with the following provisions and the provisions of § 153.083. The applicant must submit an emergency plan for the safe evacuation of all vehicles and people during the 100 year flood. Said plan shall be prepared by a registered engineer or other qualified individual, shall demonstrate that adequate time and personnel exist to carry out the evacuation, and shall demonstrate the provisions of § 153.072(A)(1) and (A)(2) will be met. All attendant sewage and water facilities for new or replacement recreational vehicles must be protected or constructed so as to not be impaired or contaminated during times of flooding in accordance with § 153.062.

(Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

ADMINISTRATION

§ 153.080 ZONING ADMINISTRATOR.

A Zoning Administrator or other official designated by the governing body shall administer and enforce this chapter. If the Zoning Administrator finds a violation of the provisions of this chapter the Zoning Administrator shall notify the person responsible for such violation in accordance with the procedures stated in § 153.999.

(Ord. 2011-2, passed 4-18-2011)

§ 153.081 PERMITS, CERTIFICATION REQUIREMENTS AND RECORD KEEPING.

Permit requirements.

(A) *Permit required.* A permit issued by the Zoning Administrator in conformity with the provisions of this chapter shall be secured prior to the erection, addition, modification, rehabilitation (including normal maintenance and repair), or alteration of any building, structure, or portion thereof; prior to the use or change of use of a building, structure, or land; prior to the construction of a dam, fence, or on-site septic system; prior to the change or extension of a nonconforming use; prior to the repair of a structure that has been damaged by flood, fire, tornado, or any other source; and prior to the placement of fill, excavation of materials, or the storage of materials or equipment within the flood plain.

(B) *Application for permit.* Application for a permit shall be made in duplicate to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where applicable: plans in duplicate drawn to scale, showing the nature, location, dimensions, and elevations of the lot; existing or proposed structures, fill, or storage of materials; and the location of the foregoing in relation to the stream channel.

(C) *State and federal permits.* Prior to granting a permit or processing an application for a conditional use permit or variance, the Zoning Administrator shall determine that the applicant has obtained all necessary state and federal permits.

(D) *Certificate of zoning compliance for a new, altered, or nonconforming use.* It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or part thereof hereafter created, erected, changed, converted, altered, or enlarged in its use or structure until a certificate of zoning compliance shall have been issued by the Zoning Administrator stating that the use of the building or land conforms to the requirements of this chapter.

(E) *Construction and use to be as provided on applications, plans, permits, variances and certificates of zoning compliance.* Permits, conditional use permits, or certificates of zoning compliance issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter, and punishable as provided by § 153.999.

(F) *Certification.* The applicant shall be required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this chapter. Flood proofing measures shall be certified by a registered professional engineer or registered architect.

(G) *Record of first floor elevation.* The Zoning Administrator shall maintain a record of the elevation of the lowest floor (including basement) of all new structures and alterations or additions to existing structures in the flood plain. The Zoning Administrator shall also maintain a record of the elevation to which structures or alterations and additions to structures are flood proofed.

(H) *Notifications for watercourse alterations.* The Zoning Administrator shall notify, in riverine situations, adjacent communities and the Commissioner of the Department of Natural Resources prior to the community authorizing any alteration or relocation of a watercourse. If the applicant has applied for a permit to work in the beds of public waters pursuant to M.S. Chapter 103G, this shall suffice as adequate notice to the Commissioner of Natural Resources. A copy of said notification shall also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

(I) *Notification to FEMA when physical changes increase or decrease the 100-year flood elevation.* As soon as is practicable, but not later than 6 months after the date such supporting information becomes

available, the Zoning Administrator shall notify the Chicago Regional Office of FEMA of the changes by submitting a copy of said technical or scientific data.
(Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

§ 153.082 APPEALS AND VARIANCES/DUTIES OF THE BOARD OF ADJUSTMENT.

Board of Adjustment.

(A) *Rules.* The Board of Adjustment which will be the City Council shall adopt rules for the conduct of business and may exercise all of the powers conferred on such boards by state law.

(B) *Administrative review.* The Board of Adjustment which will be the City Council shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement or administration of this chapter.

(C) *Variances.* The Board of Adjustment which will be the City Council may authorize upon appeal in specific cases such relief or variance from the terms of this chapter as will not be contrary to the public interest and only for those circumstances such as hardship, practical difficulties or circumstances unique to the property under consideration, as provided for in the respective enabling legislation for planning and zoning for cities or counties as appropriate. In the granting of such variance, the Board of Adjustment shall clearly identify in writing the specific conditions that existed consistent with the criteria specified in this chapter, any other zoning regulations in the community, and in the respective enabling legislation that justified the granting of the variance. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law. The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:

(1) Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

(2) Variances shall only be issued by a community upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(D) *Hearings.* Upon filing with the Board of Adjustment which will be the City Council of an appeal from a decision of the Zoning Administrator, or an application for a variance, the Board of Adjustment shall fix a reasonable time for a hearing and give due notice to the parties in interest as

specified by law. The Board of Adjustment shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed variances sufficiently in advance so that the Commissioner will receive at least ten days notice of the hearing.

(E) *Decisions.* The Board of Adjustment which will be the City Council shall arrive at a decision on such appeal or variance within 60 days. In passing upon an appeal, the Board of Adjustment may, so long as such action is in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or modify the order, requirement, decision or determination of the Zoning Administrator or other public official. It shall make its decision in writing setting forth the findings of fact and the reasons for its decisions. In granting a variance the Board of Adjustment may prescribe appropriate conditions and safeguards such as those specified in § 153.083(F), which are in conformity with the purposes of this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter punishable under § 153.999. A copy of all decisions granting variances shall be forwarded by mail to the Commissioner of Natural Resources within 10 days of such action.

(F) *Appeals.* Appeals from any decision of the Board of Adjustment may be made, and as specified in this community's official controls and also by Minnesota Statutes.

(G) *Flood insurance notice and record keeping.* The Zoning Administrator shall notify the applicant for a variance that: (1) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (2) Such construction below the 100-year or regional flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions. A community shall maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its annual or biennial report submitted to the Administrator of the National Flood Insurance Program.
(Ord. 2011-2, passed 4-18-2011)

§ 153.083 CONDITIONAL USES; STANDARDS AND EVALUATION PROCEDURE.

Conditional uses. The Zoning Board shall hear and decide applications for conditional uses permissible under this chapter. Applications shall be submitted to the Zoning Administrator who shall forward the application to City Councillor consideration.

(A) *Hearings.* Upon filing with the City Council an application for a conditional use permit, the City Council shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed conditional use sufficiently in advance so that the Commissioner will receive at least 10 days notice of the hearing.

(B) *Decisions.* The City Council shall arrive at a decision on a conditional use within 60 days. In granting a conditional use permit the City Council shall prescribe appropriate conditions and safeguards, in addition to those specified in division (F), which are in conformity with the purposes of this chapter.

Violations of such conditions and safeguards, when made a part of the terms under which the conditional use permit is granted, shall be deemed a violation of this chapter punishable under § 153.999. A copy of all decisions granting conditional use permits shall be forwarded by mail to the Commissioner of Natural Resources within 10 days of such action.

(C) Procedures to be followed by the City Council in passing on conditional use permit applications within all flood plain districts.

(1) Require the applicant to furnish such of the following information and additional information as deemed necessary by the City Council for determining the suitability of the particular site for the proposed use:

(a) Plans in triplicate drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the stream channel; and

(b) Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.

(2) Transmit one copy of the information described in division (C)(1) to a designated engineer or other expert person or agency for technical assistance, where necessary, in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protection, and other technical matters.

(3) Based upon the technical evaluation of the designated engineer or expert, the City Council shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

(D) Factors upon which the decision of the City Council shall be based. In passing upon conditional use applications, the City Council shall consider all relevant factors specified in other sections of this chapter, and:

(1) The danger to life and property due to increased flood heights or velocities caused by encroachments.

(2) The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.

(3) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

(4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

- (5) The importance of the services provided by the proposed facility to the community.
- (6) The requirements of the facility for a waterfront location.
- (7) The availability of alternative locations not subject to flooding for the proposed use.
- (8) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- (9) The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
- (10) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (11) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
- (12) Such other factors which are relevant to the purposes of this chapter.

(E) *Time for acting on application.* The City Council shall act on an application in the manner described above within 60 days from receiving the application, except that where additional information is required pursuant to division (C). The City Council shall render a written decision within 30 days from the receipt of such additional information.

(F) *Conditions attached to conditional use permits.* Upon consideration of the factors listed above and the purpose of this chapter, the City Council, shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this chapter. Such conditions may include, but are not limited to, the following:

- (1) Modification of waste treatment and water supply facilities.
- (2) Limitations on period of use, occupancy, and operation.
- (3) Imposition of operational controls, sureties, and deed restrictions.
- (4) Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

(5) Flood proofing measures, in accordance with the State Building Code and this chapter. The applicant shall submit a plan or document certified by a registered professional engineer or architect that the flood proofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.
(Ord. 2011-2, passed 4-18-2011) Penalty, see § 153.999

NONCONFORMING USES

§ 153.090 NONCONFORMING USES.

A structure or the use of a structure or premises which was lawful before the passage or amendment of this chapter but which is not in conformity with the provisions of this chapter may be continued subject to the following conditions. Historic structures, as defined in § 153.010, shall be subject to the provisions of divisions (A) through (E).

(A) No such use shall be expanded, changed, enlarged, or altered in a way that increases its nonconformity.

(B) Any structural alteration or addition to a nonconforming structure or nonconforming use which would result in increasing the flood damage potential of that structure or use shall be protected to the Regulatory Flood Protection Elevation in accordance with any of the elevation on fill or flood proofing techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the State Building Code, except as further restricted in division (C) and (F) below.

(C) The cost of all structural alterations or additions to any nonconforming structure over the life of the structure shall not exceed 50% of the market value of the structure unless the conditions of this section are satisfied. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor. If the cost of all previous and proposed alterations and additions exceeds 50% of the market value of the structure, then the structure must meet the standards of §§ 153.030 through 153.033 and §§ 153.040 through 153.044 for new structures depending upon whether the structure is in the Floodway or Flood Fringe District, respectively.

(D) If any nonconforming use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this chapter. The Assessor shall notify the Zoning Administrator in writing of instances of nonconforming uses that have been discontinued for a period of 12 months.

(E) If any nonconforming use or structure is substantially damaged, as defined in § 153.010, it shall not be reconstructed except in conformity with the provisions of this chapter. The applicable provisions for establishing new uses or new structures in §§ 153.030 through 153.033 and §§ 153.040 through 153.044 will apply depending upon whether the use or structure is in the Floodway or Flood Fringe District, respectively.

(F) If a substantial improvement occurs, as defined in § 153.010, from any combination of a building addition to the outside dimensions of the existing building or a rehabilitation, reconstruction, alteration, or other improvement to the inside dimensions of an existing nonconforming building, then the building addition and the existing nonconforming building must meet the requirements of §§ 153.030

through 153.033 and §§ 153/040 through 153.044 for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District, respectively.
(Ord. 2011-2, passed 4-18-2011)

AMENDMENTS

§ 153.100 AMENDMENTS.

(A) The flood plain designation on the Official Zoning Map shall not be removed from flood plain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to lands outside the flood plain. Special exceptions to this rule may be permitted by the Commissioner of Natural Resources if he or she determines that, through other measures, lands are adequately protected for the intended use.

(B) All amendments to this chapter, including amendments to the Official Zoning Map, must be submitted to and approved by the Commissioner of Natural Resources prior to adoption. Changes in the Official Zoning Map must meet the Federal Emergency Management Agency's (FEMA) Technical conditions and criteria and must receive prior FEMA approval before adoption. The Commissioner of Natural Resources must be given 10-days written notice of all hearings to consider an amendment to this chapter and said notice shall include a draft of the chapter amendment or technical study under consideration.

(Ord. 2011-2, passed 4-18-2011)

§ 153.999 PENALTY.

(A) Violation of the provisions of this chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) shall constitute a misdemeanor and shall be punishable as defined by law.

(B) Nothing herein contained shall prevent Morristown, Minnesota from taking such other lawful action as is necessary to prevent or remedy any violation. Such actions may include but are not limited to:

(1) In responding to a suspected chapter violation, the Zoning Administrator and local government may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The community must act in good faith to enforce these official controls and to correct chapter violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

(2) When a chapter violation is either discovered by or brought to the attention of the Zoning Administrator, the Zoning Administrator shall immediately investigate the situation and document the nature and extent of the violation of the official control. As soon as is reasonably possible, this information will be submitted to the appropriate Department of Natural Resources' and Federal Emergency Management Agency Regional Office along with the community's plan of action to correct the violation to the degree possible.

(3) The Zoning Administrator shall notify the suspected party of the requirements of this chapter and all other official controls and the nature and extent of the suspected violation of these controls. If the structure and/or use is under construction or development, the Zoning Administrator may order the construction or development immediately halted until a proper permit or approval is granted by the community. If the construction or development is already completed, then the Zoning Administrator may either: (a) issue an order identifying the corrective actions that must be made within a specified time period to bring the use or structure into compliance with the official controls; or (b) notify the responsible party to apply for an after-the-fact permit/development approval within a specified period of time not to exceed 30-days.

(4) If the responsible party does not appropriately respond to the Zoning Administrator within the specified period of time, each additional day that lapses shall constitute an additional violation of this chapter and shall be prosecuted accordingly. The Zoning Administrator shall also upon the lapse of the specified response period notify the landowner to restore the land to the condition which existed prior to the violation of this chapter.

(Ord. 2011-2, passed 4-18-2011)

PARALLEL REFERENCES

References to Minnesota Statutes

References to Ordinances

REFERENCES TO MINNESOTA STATUTES

<i>M.S. Section</i>	<i>Code Section</i>
65B.48	70.02
84.81 - 84.91	70.15
84.872	70.20
88.16 - 88.22	92.65
Ch. 103F	153.001
Ch. 103G	153.033, 153.081
103I.301 - 103I.345	51.70
Ch. 105	152.350
105.37, Subd. 14	152.352
105.37, Subd. 15	152.352
115.01(8)	50.001
115.07	50.001
144.391	112.01
Ch. 144D	152.099, 152.102
168B.011, Subd. 3	92.20
Ch. 169	70.02, 70.15, 72.01, 152.005
169.01, Subd. 3	72.09
169.69	72.10
169.345, Subd. 2	70.01
169.522	70.02
169.693	72.10
Ch. 171	70.02
Ch. 173	152.218
326.40	51.70
326.40, Subd. 2	51.70
Ch. 327	152.005
327.20	152.190
327.31	150.10
Ch. 340A	110.05, 114.08
340A.801	110.06
340A.802	110.08
347.51	91.12
347.54	91.12
347.151	91.12

Morristown - Parallel References

<i>M.S. Section</i>	<i>Code Section</i>
364.03, Subs. 2	150.07
364.03, Subs. 3	150.07
366.011	32.01
366.012	32.01
415.01	32.01
415.02	Adopting Ordinance
415.021	Adopting Ordinance
429.061	92.24
429.101	92.01, 92.02, 92.24, 92.43
Ch. 462	151.007, 152.350, 153.001
Ch. 462.354, Subd. 1	151.020
Ch. 462.354, Subd. 2	151.020
Ch. 462.358	151.021
463.15 et seq.	92.01
463.17	92.23
Ch. 505	151.091
514.67	92.01
Ch. 515A	152.213
609.72	114.12
624.717	130.01
626.862	10.20

2012 S-2

REFERENCES TO ORDINANCES

<i>Ord. No.</i>	<i>Date Passed</i>	<i>2007 Code</i>
116	3-2-1981	113.01 - 113.09
117	--	130.01
121	5-21-1984	T.S.O. II
138	4-1-1991	90.15 - 90.29
140	5-9-1991	90.01
141	7-1-1991	T.S.O. II
156	9-2-1997	70.01 - 70.04
157	--	112.01 - 112.14
158	8-17-1998	T.S.O. I
162	5-3-1999	110.01 - 110.13
165	7-5-2000	31.01
169	12-3-2001	110.25 - 110.28, 110.99
170, § 1.01	5-6-2002	152.001
170, § 1.02	5-6-2002	152.002
170, § 1.03	5-6-2002	152.003
170, § 1.04	5-6-2002	152.004
170, § 1.06	5-6-2002	152.005
170, § 2.01	5-6-2002	152.020
170, § 2.02	5-6-2002	152.021
170, § 2.03	5-6-2002	152.022
170, § 3.01	5-6-2002	152.035
170, § 3.02	5-6-2002	152.036
170, § 3.03	5-6-2002	152.037
170, § 4.01	5-6-2002	152.050
170, § 4.02	5-6-2002	152.051
170, § 4.03	5-6-2002	152.052
170, § 5.01	5-6-2002	152.065
170, § 5.02	5-6-2002	152.066
170, § 5.03	5-6-2002	152.067
170, § 5.04	5-6-2002	152.068
170, § 5.05	5-6-2002	152.069
170, § 5.06	5-6-2002	152.070
170, § 5.07	5-6-2002	152.071
170, § 5.08	5-6-2002	152.072

Morristown - Parallel References

<i>Ord. No.</i>	<i>Date Passed</i>	<i>2007 Code</i>
170, § 5.09	5-6-2002	152.073
170, § 5.10	5-6-2002	152.074
170, § 5.11	5-6-2002	152.075
170, § 6.01	5-6-2002	152.090
170, § 6.02	5-6-2002	152.091
170, § 6.03	5-6-2002	152.092
170, § 6.04	5-6-2002	152.093
170, § 6.05	5-6-2002	152.094
170, § 6.06	5-6-2002	152.095
170, § 6.07	5-6-2002	152.096
170, § 6.08	5-6-2002	152.097
170, § 6.09	5-6-2002	152.098
170, § 6.10	5-6-2002	152.099
170, § 6.11	5-6-2002	152.100
170, § 6.12	5-6-2002	152.101
170, § 6.13	5-6-2002	152.102
170, § 6.14	5-6-2002	152.103
170, § 7.01	5-6-2002	152.115
170, § 7.02	5-6-2002	152.116
170, § 7.03	5-6-2002	152.117
170, § 7.04	5-6-2002	152.118
170, § 7.05	5-6-2002	152.119
170, § 7.06	5-6-2002	152.120
170, § 7.07	5-6-2002	152.121
170, § 7.08	5-6-2002	152.122
170, § 7.09	5-6-2002	152.123
170, § 7.10	5-6-2002	152.124
170, § 8.01	5-6-2002	152.135
170, § 8.02	5-6-2002	152.136
170, § 8.03	5-6-2002	152.137
170, § 8.04	5-6-2002	152.138
170, § 8.05	5-6-2002	152.139
170, § 8.06	5-6-2002	152.140
170, § 8.07	5-6-2002	152.141
170, § 8.08	5-6-2002	152.142
170, § 8.09	5-6-2002	152.143
170, § 8.10	5-6-2002	152.144
170, § 8.11	5-6-2002	152.145

170, § 8.12	5-6-2002	152.146
170, § 9.01	5-6-2002	152.160
170, § 9.02	5-6-2002	152.161

References to Ordinances

<i>Ord. No.</i>	<i>Date Passed</i>	<i>2007 Code</i>
170, § 9.03	5-6-2002	152.162
170, § 9.04	5-6-2002	152.163
170, § 9.05	5-6-2002	152.164
170, § 9.06	5-6-2002	152.165
170, § 9.07	5-6-2002	152.166
170, § 9.08	5-6-2002	152.167
170, § 9.09	5-6-2002	152.168
170, § 9.10	5-6-2002	152.169
170, § 9.11	5-6-2002	152.170
170, § 10.01	5-6-2002	152.185
170, § 10.02	5-6-2002	152.186
170, § 10.03	5-6-2002	152.187
170, § 10.04	5-6-2002	152.188
170, § 10.05	5-6-2002	152.189
170, § 10.06	5-6-2002	152.190
170, § 10.07	5-6-2002	152.191
170, § 10.08	5-6-2002	152.192
170, § 11.01	5-6-2002	152.205
170, § 11.02	5-6-2002	152.206
170, § 11.03	5-6-2002	152.207
170, § 11.04	5-6-2002	152.208
170, § 11.05	5-6-2002	152.209
170, § 11.06	5-6-2002	152.210
170, § 11.07	5-6-2002	152.211
170, § 11.08	5-6-2002	152.212
170, § 11.09	5-6-2002	152.213
170, § 11.10	5-6-2002	152.214
170, § 11.11	5-6-2002	152.215
170, § 11.12	5-6-2002	152.216
170, § 11.13	5-6-2002	152.217
170, § 11.14	5-6-2002	152.218
170, § 11.15	5-6-2002	152.219
170, § 11.16	5-6-2002	152.220
170, § 11.17	5-6-2002	152.221
170, § 11.18	5-6-2002	152.222
170, § 11.19	5-6-2002	152.223
170, § 11.20	5-6-2002	152.224
170, § 11.21	5-6-2002	152.225

170, § 12.01	5-6-2002	152.240
170, § 12.02	5-6-2002	152.241
170, § 12.03	5-6-2002	152.242

Morristown - Parallel References

<i>Ord. No.</i>	<i>Date Passed</i>	<i>2007 Code</i>
170, § 12.04	5-6-2002	152.243
170, § 12.05	5-6-2002	152.244
170, § 12.06	5-6-2002	152.245
170, § 13.01	5-6-2002	152.260
170, § 13.02	5-6-2002	152.261
170, § 13.03	5-6-2002	152.262
170, § 13.04	5-6-2002	152.263
170, § 13.05	5-6-2002	152.264
170, § 13.06	5-6-2002	152.265
170, § 13.07	5-6-2002	152.266
170, § 13.08	5-6-2002	152.267
170, § 14.01	5-6-2002	152.280
170, § 14.02	5-6-2002	152.281
170, § 14.03	5-6-2002	152.282
170, § 14.04	5-6-2002	152.283
170, § 14.05	5-6-2002	152.284
170, § 15.01	5-6-2002	152.295
170, § 15.02	5-6-2002	152.296
170, § 15.03	5-6-2002	152.297
170, § 15.04	5-6-2002	152.298
170, § 15.05	5-6-2002	152.299
170, § 15.06	5-6-2002	152.300
170, § 16.01	5-6-2002	152.315
170, § 16.02	5-6-2002	152.316
170, § 16.03	5-6-2002	152.317
170, § 16.04	5-6-2002	152.318
170, § 16.05	5-6-2002	152.319
170, § 17.01	5-6-2002	152.330
170, § 17.02	5-6-2002	152.331
170, § 17.03	5-6-2002	152.332
170, § 17.04	5-6-2002	152.333
170, § 17.05	5-6-2002	152.334
170, § 17.06	5-6-2002	152.335
170, § 18	5-6-2002	152.006
171	5-6-2002	111.01 - 111.13
180	- -	32.20
2003-174	5-5-2003	30.01 - 30.09
2003-173	6-2-2003	150.01 - 150.12

2003-175	11-3-2003	110.12
176	1-5-2004	152.145
178	5-3-2004	152.145

References to Ordinances

<i>Ord. No.</i>	<i>Date Passed</i>	<i>2007 Code</i>
179	6-7-2004	T.S.O. II
180	11-1-2004	151.001 - 151.007, 151.020 - 151.024, 151.035 - 151.046, 151.060 - 151.066, 151.080 - 151.091, 151.105 - 151.108, 151.120, 151.121, 151.135, 151.136
–	2-7-2005	152.005, 152.023, 152.073, 152.075, 152.100, 152.103, 152.190, 152.192, 152.205, 152.224, 152.296, 152.350 - 152.361
182	9-5-2006	32.01 - 32.08
–	9-6-2006	110.14
2008-1	4-7-2008	Adopting Ordinance
2009-1	--	32.20
2009-2	12-7-2009	152.330
2010-4	3-5-2010	10.98
2010-1	4-5-2010	10.98
2010-3	4-5-2010	70.02
2010-2	4-19-2010	91.04
2010-5	7-6-2010	152.296
2010-6	8-2-2010	115.01 - 115.06
2011-1	1-18-2011	114.03, 114.05, 114.09, 114.11, 114.12
2011-2	4-18-2011	153.001 - 153.011, 153.020, 153.021, 153.030 - 153.033, 153.040 - 153.044, 153.050, 153.051, 153.060 - 153.062, 153.070 - 153.072, 153.080 - 153.083, 153.090, 153.100, 153.999
2011-3	4-18-2011	152.226
2011-4	6-6-2011	T.S.O. II
2012-1	4-2-2012	152.298
2012-2	4-2-2012	70.02

2012 S-2

INDEX

A AGRICULTURAL DISTRICT (See ZONING CODE)

AGRICULTURAL DISTRICT (See ZONING CODE)
INDEX

ALCOHOLIC BEVERAGES

Penalty, 110.99

Public Consumption

Consumption prohibited, 110.26

Definitions, 110.25

Effective date, 110.28

Exceptions, 110.27

Sales

Applications; investigations, 110.08

Definitions, 110.02

Enforcement team, 110.14

Fees, 110.13

Hours and days of sale, 110.12

Liability insurance, 110.06

License required, 110.03

License restrictions, 110.07

License suspension or revocation, 110.10

Limit on the number of licenses, 110.09

Persons eligible for licenses, 110.05

Purpose, 110.01

Retail regulations, 110.11

Types of licenses, 110.04

AMUSEMENTS

Applications; authority to refuse license for cause, 113.05

Effective date, 113.09

License expiration date, 113.06

License required, 113.01

Operational license, 113.03

Owner's and/or distributor's license, 113.02

Revocation of license, 113.07

Special operational amusement license, 113.04

Violations, 113.08

ANIMALS

- Animals presenting a danger to health and safety of city, 91.09
- Basic care, 91.13
- Breeding moratorium, 91.14
- Dangerous animal requirements, 91.12
- Dangerous animals, 91.11
- Definitions, 91.01
- Diseased animals, 91.10
- Dogs, 91.02
- Enforcing officer, 91.15
- Farm animals, 91.04
- Impounding, 91.05
- Interference with officers, 91.17
- Kennels, 91.06
- Non-domestic animals, 91.03
- Nuisances, 91.07
- Penalty, 91.99
- Pound, 91.16
- Seizure of animals, 91.08

B-1 HIGHWAY COMMERCIAL DISTRICT (See ZONING CODE)

B-2 CENTRAL BUSINESS DISTRICT (See ZONING CODE)

BURNING; OPEN (See HEALTH AND SAFETY; NUISANCES)

CENTRAL BUSINESS DISTRICT (See ZONING CODE)

CITY COUNCIL

- Organization and Procedure
 - Committees, 30.07
 - Effective date, 30.09
 - Meetings, 30.01
 - Minutes, 30.03
 - Order of business, 30.04
 - Ordinances, resolutions, motions, petitions, and communications, 30.06
 - Presiding officer, 30.02
 - Quorum and voting, 30.05
 - Suspension or amendment of rules, 30.08

CITY OFFICIALS AND EMPLOYEES

- City Clerk/Treasurer
 - Creation of office; annual audits, 31.01
- Salaries
 - Generally, 31.15

CODE OF ORDINANCES; GENERAL PROVISIONS

- Adoption of statutes and rules by reference, 10.19
- Application to future ordinances, 10.03
- Captions, 10.04
- Copies of code, 10.18
- Definitions, 10.05
- Effective date of ordinances, 10.14
- Enforcement, 10.20
- Errors and omissions, 10.09
- General penalty, 10.99
- Notice of Code Violation, Ch. 10, App. B
- Official time, 10.10
- Ordinances repealed, 10.12
- Ordinances unaffected, 10.13
- Ordinances which amend or supplement code, 10.16
- Preservation of penalties, offenses, rights, and liabilities, 10.17
- Reasonable time, 10.11
- Reference to offices, 10.08
- Reference to other sections, 10.07
- Repeal or modification of ordinance, 10.15
- Resolution to Adopt a Schedule of Offenses and Voluntary Administrative Penalties, Ch. 10, App. A
- Rules of interpretation, 10.02
- Severability, 10.06
- Supplemental administrative penalties, 10.98
- Title of code, 10.01

COUNCIL (See CITY COUNCIL)

CURFEW FOR MINORS, 130.02

DANCES; PUBLIC (See PUBLIC DANCES AND SPECIAL EVENTS)

DESIGN AND IMPROVEMENT STANDARDS (See SUBDIVISION REGULATIONS)

DOGS (See ANIMALS)

EMPLOYEES (See CITY OFFICIALS AND EMPLOYEES)

FEE SCHEDULE

- Adoption, 32.20
- Master Fee Schedule, Ch. 32, App. A

FINANCE; REVENUE; TAXATION

- Fees for Emergency Protection Fire Services
 - Application of collections to budget, 32.07
 - Billing and collection, 32.05
 - Definitions, 32.02
 - Effective date, 32.08
 - Mutual aid agreement, 32.06
 - Parties affected, 32.03
 - Purposes and intent, 32.01
 - Rates, 32.04
- Master Fee Schedule
 - Adoption, 32.20
 - Master Fee Schedule, Ch. 32, App. A

FIREARMS; DISCHARGING, 130.01

FLOODPLAIN MANAGEMENT

- Abrogation and greater restrictions, 153.008
- Administration
 - Appeals and variances/duties of the Board of Adjustment, 153.082
 - Conditional uses - standards and evaluation procedures, 153.083
 - Permits, certification requirements and record keeping, 153.081
 - Zoning Administrator, 153.080
- Amendments, 153.100
- Annexations, 153.011
- Definitions, 153.010
- Establishment of Zoning Districts
 - Compliance, 153.021
 - Districts, 153.020
- Establishment of official zoning map, 153.005
- Findings of fact, 153.002
- Flood Fringe District (FF)
 - Conditional uses, 153.042
 - Permitted uses, 153.040
 - Standards for flood fringe conditional uses, 153.043
 - Standards for flood fringe permitted uses, 153.041
 - Standards for all flood fringe uses, 153.044
- Floodway District (FW)
 - Conditional uses, 153.032
 - Permitted uses, 153.030
 - Standards for floodway conditional uses, 153.033
 - Standards for floodway permitted uses, 153.031
- Interpretation, 153.007
- Lands to which chapter applies, 153.004

FLOODPLAIN MANAGEMENT (Cont'd)

- Manufactured Homes/Travel Trailers and Travel Vehicles
 - New manufactured home parks, 153.070
 - Recreational vehicles, 153.072
 - Replacement manufactured homes; existing parks, 153.071
- Nonconforming uses, 153.090
- Penalty, 153.999
- Public Utilities, Railroads, Roads and Bridges
 - On-site sewage treatment and water supply systems, 153.062
 - Public transportation facilities, 153.061
 - Public utilities, 153.060
- Regulatory flood protection elevation, 153.006
- Statement of purpose, 153.003
- Statutory authorization, 153.001
- Subdivisions
 - Land suitability review criteria, 153.050
 - Removal of special flood hazard area designation, 153.051
- Warning and disclaimer of liability, 153.009

FRANCHISES, T.S.O. II

GOLF CARTS; MOTORIZED (See TRAFFIC CODE)

HEALTH AND SAFETY; NUISANCES

- Assessable current services, 92.01
- Nuisances
 - Abatement, 92.23
 - Building maintenance and appearance, 92.21
 - Duties of city officers, 92.22
 - Inoperable motor vehicles, 92.20
 - Notice of violation, 92.25
 - Nuisance parking and storage, 92.19
 - Public nuisance, 92.15
 - Public nuisances affecting health, 92.16
 - Public nuisances affecting morals and decency, 92.17
 - Public nuisances affecting peace and safety, 92.18
 - Recovery of cost, 92.24
- Open Burning
 - Definitions, 92.55
 - Prohibited materials, 92.56
 - Permit required for open burning, 92.57
 - Purposes allowed for open burning, 92.58
 - Permit application for open burning; permit fees, 92.59
 - Permit process for open burning, 92.60

HEALTH AND SAFETY; NUISANCES (Cont'd)

Open Burning (Cont'd)

- Permit holder responsibility, 92.61
- Revocation of open burning permit, 92.62
- Denial of open burning permit, 92.63
- Burning ban or air quality alert, 92.64
- Rules and laws adopted by reference, 92.65

Penalty, 92.99

Tree diseases, 92.02

Weeds

- Abatement by city, 92.42
- Appeals, 92.41
- Definitions; exclusions, 92.37
- Filing complaint, 92.39
- Jurisdiction, 92.36
- Liability, 92.43
- Notice of violations, 92.40
- Owners responsible for trimming, removal, and the like, 92.38
- Short title, 92.35

HIGHWAY COMMERCIAL DISTRICT (See ZONING CODE)

I-1 INDUSTRIAL DISTRICT (See ZONING CODE)

IMPROVEMENT STANDARDS (See SUBDIVISION REGULATIONS)

INDUSTRIAL DISTRICT (See ZONING CODE)

MANUFACTURED HOMES

Time of Sale Inspection

- City employees, 150.06
- Correction of hazards, 150.10
- Definitions, 150.02
- Duties of evaluators, 150.09
- Evaluation report required, 150.03
- Evaluator license required, 150.05
- Exceptions, 150.04
- Forms, 150.08
- Purpose and relationship to other codes, 150.01
- Standards for denying or revoking an evaluator license, 150.07
- Violations, 150.11
- Warranty limitations, 150.12

MINORS; CURFEW, 130.02

MINUTES, 30.03

MOTORIZED GOLF CARTS (See TRAFFIC CODE)

NUISANCES (See HEALTH AND SAFETY; NUISANCES)

OFFENSES

Curfew for minors, 130.02

Discharging firearms, 130.01

OFFICIAL ZONING MAP, 152.050

OFFICIALS (See CITY OFFICIALS AND EMPLOYEES)

OPEN BURNING (See HEALTH AND SAFETY; NUISANCES)

ORDINANCES, RESOLUTIONS, MOTIONS, PETITIONS, AND COMMUNICATIONS, 30.06
(See also CODE OF ORDINANCES)

PARADES (See TRAFFIC CODE)

PARKING REGULATIONS (See TRAFFIC CODE)

PARKS AND RECREATION

City Parks

Alcoholic beverages, 90.20

Camping, 90.17

Concessions, 90.22

Effective date, 90.29

Fires, 90.23

Glass containers, 90.25

Hours, 90.16

Motor vehicles, 90.21

Pets, 90.24

Purpose, 90.15

Recreation areas, 90.27

Removal from park, 90.26

Sanitation, 90.18

Vandalism, 90.19

Violations, 90.28

Fishing from bridges, 90.01

PEDDLERS AND SOLICITORS

- Definitions, 115.01

- License

 - Application, 115.03

 - Required, 115.02

 - Revocation of, 115.04

- Sales slips, receipts and disclosure, 115.06

- Wearing badges and carrying licenses, 115.05

PUBLIC DANCES AND SPECIAL EVENTS

- Penalty, 114.99

- Public Dances

 - Application for permit, 114.04

 - Certain behavior prohibited, 114.12

 - Definitions, 114.02

 - Hours, 114.10

 - Insurance, 114.05

 - Licensed police officer presence, 114.09

 - Liquor license required, 114.08

 - Minors prohibited, 114.11

 - Noise, 114.14

 - Permit required, 114.03

 - Permit to be posted, 114.07

 - Regulation of public dances, 114.01

- Special Events

 - Application for permit, 114.23

 - Definitions, 114.21

 - Exceptions to the permit, 114.25

 - Issuance of permit, conditions and posting, 114.24

 - Permit required, 114.22

 - Purpose and findings, 114.20

R-1 RESIDENTIAL DISTRICT (See ZONING CODE)

R-M RESIDENTIAL-MOBILE HOME DISTRICT (See ZONING CODE)

RECREATION (See PARKS AND RECREATION)

RESIDENTIAL DISTRICT (See ZONING CODE)

RESIDENTIAL-MOBILE HOME DISTRICT (See ZONING CODE)

REVENUE (See FINANCE; REVENUE; TAXATION)

SAFETY (See HEALTH AND SAFETY; NUISANCES)

SEWERS

Building Sewers and Connections

Building sewer permits, 50.056

Conformance to State Building and Plumbing Code requirements, 50.060

Costs and expenses, 50.057

Elevation below basement floor, 50.061

Excavations, 50.063

Licenses, 50.064

Old building sewers; restrictions on use, 50.059

Restrictions on new connections, 50.055

Separate building sewers required, 50.058

Surface runoff or groundwater connections prohibited, 50.062

Building sewers; general requirements, 50.003

Control of sewers; administration of chapter, 50.002

Cost of repairing or restoring sewers, 50.005

Definitions, 50.001

Deposits of unsanitary manner prohibited, 50.015

Discharge of wastewater or other polluted waters, 50.016

Installation of service connection to public sewer, 50.018

Penalty, 50.999

Powers and Authority of Inspectors

Authorized employees obtaining information for industrial processes, 50.131

Authorized employees to observe safety rules, 50.132

Authorized employees permitted to enter all property with easements, 50.133

Authorized employees permitted to enter all properties, 50.130

Private Wastewater Disposal

Application of subchapter, 50.040

Direct connection required, 50.038

Operation and maintenance by owner, 50.039

Permits, 50.036

Public sewer not available, 50.035

Type, capacities, location and layout, 50.037

Restrictions on wastewater disposal facilities, 50.017

Tampering with wastewater facilities, 50.004

Use of Public Services

Catch basin or waste traps required for motor vehicle washing or servicing facilities, 50.093

Discharges hazardous to life or constitute public nuisances, 50.083

Discharges of waters or wastes, 50.081

Discharges of unpolluted water, 50.080

Grease, oil and sand interceptors, 50.086

Increasing use of process water, 50.084

SEWERS (Cont'd)

Use of Public Services (Cont'd)

Industrial wastes; requirements, 50.088

Industrial wastes; installations, 50.087

Limited discharges, 50.082

Measurements, tests and analyses of waters and wastes, 50.089

Permitting substance or matter to flow or pass into public sewers, 50.091

Pretreatment or flow-equalizing facilities, 50.085

Protection from accidental discharge of prohibited materials, 50.090

Repairing service connection, 50.092

Special agreement and arrangement, 50.094

User Rate Schedule for Charges

Administration, 50.116

Charges generally, 50.110

Definitions, 50.112

Determination of sewer service charges, 50.114

Disconnection for late payment, 50.117

Establishment of a sewer service charge system, 50.113

Purpose, 50.111

Sewer service fund, 50.115

SEXUALLY-ORIENTED BUSINESSES

Additional regulations concerning public nudity, 111.09

Additional regulations for escort agencies, 111.07

Additional regulations for nude model studios, 111.08

Classification, 111.04

Definitions, 111.03

Effective date, 111.13

Exemptions, 111.12

Findings, 111.02

Hours of operation, 111.11

Location of sexually-oriented businesses, 111.05

Prohibition against children in a sexually-oriented business, 111.10

Purpose, 111.01

Regulations pertaining to exhibition of sexually-explicit films, videos, or live entertainment in viewing rooms, 111.06

SHORELAND OVERLAY DISTRICT (See ZONING CODE)**SNOWMOBILES (See TRAFFIC CODE)****SUBDIVISION REGULATIONS**

Administration

Exceptions, 151.022

SUBDIVISION REGULATIONS (Cont'd)

Administration (Cont'd)

Issuance of permits, 151.023

Jurisdiction, 151.021

Variances, 151.024

Zoning Board and Board of Adjustment, 151.020

Assurance for Completion and Maintenance of Improvements

Deferral or waiver of required improvements, 151.065

Financial guarantee, 151.062

Generally, 151.060

Improvements may be partial, 151.061

Inspection of improvements, 151.063

Issuance of zoning permits, 151.066

Maintenance of improvements, 151.064

Authority, 151.004

Definitions, 151.007

Design and Improvement Standards

Adequate public facilities, 151.085

Easements, 151.083

Erosion and sediment control, 151.090

General requirements, 151.080

Land requirements, 151.081

Open space and recreation, 151.084

Sanitary sewers, 151.088

Site design standards, 151.082

Storm water management, 151.089

Streets, 151.086

Survey monuments, 151.091

Water supply, 151.087

Documentation Requirements

Purpose, 151.120

Requirements, 151.121

Enforcement

Fees, charges, and expenses, 151.136

Violations, 151.135

Interpretation; conflict, 151.006

Jurisdiction, 151.005

Off-Tract Improvements

Cost allocation, 151.107

Definition and principles, 151.106

Escrow accounts, 151.108

Purpose, 151.105

Policies, 151.002

Purpose, 151.003

SUBDIVISION REGULATIONS (Cont'd)

- Subdivision Application; Procedure and Approval Process
 - Appeals to City Council, 151.043
 - Classification of subdivision, 151.036
 - Effect of subdivision control, 151.044
 - Final plat, 151.041
 - Minor subdivisions; application, 151.039
 - Official submission date, 151.037
 - Preliminary plat, 151.040
 - Purpose, 151.035
 - Restriction on filing and recording conveyances, 151.046
 - Sketch plan, 151.038
 - Soil tests, 151.042
 - Zoning, 151.045
- Title, 151.001

TOBACCO REGULATIONS

- Basis for denial of license, 112.05
- Compliance checks and inspections, 112.09
- Definitions and interpretations, 112.02
- Effective date, 112.14
- Exceptions and defenses, 112.13
- Fees, 112.04
- Imposition of penalty; appeals, 112.12
- License, 112.03
- Other illegal acts, 112.10
- Prohibited sales, 112.06
- Purpose, 112.01
- Self-service sales, 112.08
- Vending machines, 112.07
- Violations, 112.11

TRAFFIC CODE

- Cruising prohibited, 72.09
- Declaration of snow emergency; parking prohibited, 71.04
- Excessive noise, 72.07
- Exhibition driving prohibited, 72.08
- Impoundment, 71.09
- Limited parking, 71.02
- Motor vehicle noise, 72.10
- Motorized Golf Carts
 - Definition, 70.01
 - Effective date, 70.04

TRAFFIC CODE (Cont'd)

Motorized Golf Carts (Cont'd)

Operation of golf carts, 70.02

Violations, 70.03

No parking where posted, 71.01

Other parking restrictions, 71.03

Overnight parking, 71.06

Parades

Alternative permit, 72.26

Appeal procedure when permit denied, 72.25

Application for permit, 72.22

Contents of permit, 72.28

Definitions, 72.20

Duties of permittee, 72.29

Notice of rejection of permit application, 72.24

Notice to city and other officials when permit issued, 72.27

Permit required, 72.21

Public conduct during parades, 72.30

Revocation of permit, 72.31

Standards for issuance of permit, 72.23

Parking certain semi-trailers or tractors on public streets prohibited, 71.05

Prima facie violation, 71.10

Prohibiting parking areas in front yards in residential zones, 71.08

Repairing of vehicles, 71.07

Snowmobiles

Application of traffic ordinances, 70.17

Definitions, 70.16

Emergency operation permitted, 70.23

Equipment, 70.21

Intent, 70.15

Persons under 18, 70.20

Restrictions, 70.18

Stopping and yielding, 70.19

Unattended snowmobiles, 70.22

State highway traffic regulations adopted by reference, 72.01

Stop intersections, 72.03

Through streets and one-way streets, 72.04

Trucks prohibited on certain streets, 72.02

Turning restrictions, 72.05

U-turns restricted, 72.06

TREE DISEASES, 92.02

TRUCKS (See TRAFFIC CODE)

VACATIONS, T.S.O. I

WASTEWATER DISPOSAL; PRIVATE (See SEWERS)

WATER

Administration and Enforcement

Authorized employees to turn water on and off, 51.73

Discontinuance of service, 51.72

Liability for expense, loss or damage, 51.74

Powers and authority of inspectors, 51.71

Supervision by Utilities Superintendent; licensing, 51.70

Abandoned or unused services, 51.28

Connection to other water supplies restricted, 51.32

Connection to system required; use of private wells, 51.06

Connections beyond city boundaries, 51.05

Damage to water system, 51.04

Disconnection permit, 51.29

Excavation and construction requirements, 51.31

General operation, 51.01

Location of curb stop box, 51.34

Rates and Charges

Payment of charges; late payment; collection, 51.54

Rates, fees and charges generally, 51.51

Water rates, 51.53

Water service billing; change of address, 51.52

Water unit, 51.50

Repairs, 51.27

Service pipes, 51.30

Supply from 1 service, 51.25

Tapping of mains restricted, 51.26

Use of water for air conditioning; permits, 51.07

Use of water from fire hydrants; temporary connections, 51.08

Use of water service, 51.02

Use to circumvent chapter prohibited, 51.03

Water connections; applications and charges, 51.33

Water deficiency, shut off and use restrictions, 51.09

Water meters, 51.35

WEEDS (See HEALTH AND SAFETY; NUISANCES)

ZONING CODE

A Agricultural District

Conditional uses, 152.074

Construction on lots of record, 152.067

ZONING CODE (Cont'd)

A Agricultural District (Cont'd)

- Dwelling restrictions, 152.066
- General regulations, 152.071
- Height regulations, 152.070
- Lot design standards, 152.069
- Permitted accessory uses, 152.073
- Permitted uses, 152.072
- Purpose, 152.065
- Required street frontage for developable lots, 152.068
- Zoning permits required, 152.075

Administration

Amendments

- Appeal, 152.284
- Initiation of proceedings, 152.281
- Kinds of amendments, 152.280
- Limitation on applications, 152.283
- Procedure, 152.282

Conditional Use Permits

- Findings, 152.242
- Laps of conditional use permit by non-use, 152.244
- Procedure, 152.241
- Purpose, 152.240
- Reconsideration, 152.243
- Violations, 152.245

Enforcement

- Approval or denial of zoning permit, 152.298
- Construction and use to be same as application and plans, 152.299
- Fees, 152.300
- Generally, 152.295
- Zoning permit application, 152.297
- Zoning permits required, 152.296

Fees, Violations, Duties, and Interpretations

- Complaints regarding violations, 152.316
- Duties of City Clerk/Treasurer, Zoning Administrator, Zoning Committee, and City Council, 152.319
- Schedule of fees, 152.315
- Violation a misdemeanor, 152.318
- Violation of zoning code may be enjoined, 152.317

Variance

- Appeal of administrative decisions or orders, 152.263
- Appeals, 152.266
- Board of Adjustments and Appeals, 152.260
- Lapse of variance or appeal, 152.267

ZONING CODE (Cont'd)

Administration (Cont'd)

Variance (Cont'd)

Procedures, 152.264

Reconsideration, 152.265

Standard for variation, 152.262

Written reports and recommendations to Board to become permanent record, 152.261

Zoning Committee

Authority to impose conditions, 152.334

Establishment of the Zoning Committee, 152.330

Powers, 152.332

Proceedings of the Zoning Committee, 152.331

Public hearing and notice, 152.333

Violations, 152.335

Application of district regulations, 152.035

B-1 Highway Commercial District

Accessory uses, 152.122

Conditional uses, 152.123

Construction on lots of record, 152.116

General regulations, 152.120

Height regulations, 152.119

Lot design standards, 152.118

Permitted uses, 152.121

Purpose, 152.115

Required street frontage for developable lots, 152.117

Zoning permits required, 152.124

B-2 Central Business District

Accessory uses, 152.144

Conditional uses, 152.145

Construction on lots of record, 152.137

General regulations, 152.142

Height regulations, 152.140

Lot design standards, 152.139

Parking requirements, 152.141

Permitted uses, 152.143

Purpose, 152.135

Required street frontage for developable lots, 152.138

Special requirements, 152.136

Zoning permits required, 152.146

I-1 Industrial District

Accessory uses, 152.168

Conditional uses, 152.169

Construction on lots of record, 152.161

General regulations, 152.166

ZONING CODE (Cont'd)

I-1 Industrial District (Cont'd)

- Height requirements, 152.164
- Lot design standards, 152.163
- Permitted uses, 152.167
- Purpose, 152.160
- Required street frontage for developable lots, 152.162
- Screening requirements, 152.165
- Zoning permits required, 152.170

Legal Statements and Definitions

- Applications and interpretation, 152.004
- Definitions, 152.005
- Effective date, 152.006
- Purpose, 152.002
- Rules, 152.003
- Title, 152.001

Lot width and lot depth, 152.036

Nonconforming Uses of Land and Structures

- Construction on nonconforming lots of record, 152.023
- Discontinuance of use, 152.022
- Nonconforming structures or buildings, 152.021
- Nonconforming uses of land, 152.020

Performance Standards

- Building relocation requirements, 152.221
- Drive-in business design standards, 152.220
- Environmental and health standards, 152.215
- Exterior storage requirements, 152.208
- General fencing, landscaping, and vision clearance standards, 152.209
- Grading and alteration of lots, 152.212
- Home occupations, 152.205
- Junk yards or auto salvage yards, 152.225
- Non-conforming building materials, 152.226
- Off-street loading berth requirements, 152.217
- Parking standards, 152.216
- Removal of soil, sand, and other material, 152.207
- Required trash areas, 152.211
- Residential planned unit development (PUD), 152.224
- Sign regulations, 152.218
- Single-family attached dwelling units, 152.213
- Standards for required screening structures, 152.210
- Subdivision of 2-family home or twin home development, 152.223
- Swimming pools; outdoors, 152.222
- Telecommunication towers and antennae, 152.219
- Travel trailers, recreational or camping vehicles, and cabins, 152.206

ZONING CODE (Cont'd)

Performance Standards (Cont'd)

- Vehicle storage, 152.214

R-1 Residential District

- Access drives, 152.097

- Conditional accessory uses, 152.101

- Conditional uses, 152.102

- Construction on lots of record, 152.092

- Dwelling restrictions, 152.091

- General regulations, 152.098

- Height regulations, 152.096

- Lot design standards, 152.094

- Permitted accessory uses, 152.100

- Permitted uses, 152.099

- Purpose, 152.090

- Required street frontage for developable lots, 152.093

- Setback exceptions, 152.095

- Zoning permits required, 152.103

R-M Residential-Mobile Home District

- Administration, 152.192

- General provisions, 152.191

- Location, 152.186

- Manufactured home park design and development requirements, 152.190

- Permitted accessory uses, 152.188

- Permitted uses, 152.187

- Procedure for manufactured home park or manufactured home subdivision approval, 152.189

- Purpose, 152.185

Shoreland Overlay District

- Agricultural use standards, 152.356

- Definitions, 152.352

- Department of Natural Resources, notifications of, 152.351

- Lot area and width standards, 152.354

- Placement and design of roads, driveway, and parking areas, 152.359

- Placement, design, and height of structures, 152.355

- Shoreland classification system, 152.353

- Statutory authorization, 152.350

- Stormwater management, 152.360

- Topographic alteration (grading and filling), 152.358

- Vegetation alteration, 152.357

- Water supply and wastewater treatment, 152.361

- Uses not provided for within zoning districts, 152.037

Zoning Map

- Annexed property, 152.052

ZONING CODE (Cont'd)
 Zoning Map (Cont'd)
 Official Zoning Map, 152.050
 Rules for interpretation of district boundaries, 152.051

